

**Minutes of the Board Meeting for
Farmington Village At Schramm's Crossing Homeowners Association, Inc.
February 10, 2009**

Attendance:

Michael Bond, Vice President
Berna Sherlock, Treasurer
June McCoy, Secretary
Barbara Shaffer, American Community Management
Amber Courtock, American Community Management
Shannon Ford, Homeowner

Call to order:

Barbara Shaffer called the meeting to order at 7:00 PM.

Minutes:

The minutes from the January 2009 Board of Directors meeting were approved.

Business meeting

The meeting opened with Shannon Ford, a homeowner on Seneca Terrace addressing the Board of Directors about the sudden concern of the parking situation on Seneca Terrace and why her husband, Wilson Ford, has to move his refrigerated box truck from the community. Michael Bond responds to her advising her that the vehicle is considered to be a commercial vehicle and commercial vehicles are not permitted in the community.

Barbara proposed to prepare a mailer to do a poll for reserved parking to go to all homeowners. Michael Bond, Berna Sherlock and June McCoy approve for Barbara to prepare the mailer.

Shannon Ford gives June McCoy her phone number so she can join on the parking committee.

Michael Bond requested that Barbara revise prices for striping the parking lots, to include full striping of all townhouse lots.

Michael Bond informed Barbara the second half of the Catherine Avenue island landscape lights were not working.

The Board and Barbara discussed a cost itemization of the damages to the clubhouse caused by the recent loss and the settlement of the insurance claim.

Michael Bond made a motion; June McCoy seconded the motion to approve the proposal from Annapolis Painting for clubhouse repairs and exterior painting. The motion was passed unanimously. Michael Bond signed the Annapolis Painting contract.

Amber Courtock mentioned that the clubhouse rental agreement needed to have an area for homeowners to include their contact numbers. Michael Bond advised Amber to send it to him and he will post it on the website.

The Board and Barbara discussed several concerns regarding Nagle and Zaller as well as collection efforts against delinquent homeowners.

Berna Sherlock mentioned that she believes that homeowners that are delinquent should not be able to submit applications to the Architectural Committee. Michael Bond agrees and mentions that they should only be able to submit the application if it is a necessary change (i.e. no patios, porches, decks, pools, etc.). Barbara will speak with Nagle and Zaller to find out if the Board has the right to withhold approval of architectural change requests submitted by delinquent homeowners.

Berna Sherlock requested that Barbara send an architectural and violation summary report to the Architectural Chairperson, Lane Sherlock in the mail on a monthly basis.

Adjourn:

Meeting was adjourned at 8:40 p.m.

Submitted by Amber Courtock, American Community Management, Inc.