

**Minutes of the Board Meeting for
Farmington Village At Schramm's Crossing Homeowners Association, Inc.
August 11, 2009**

Attendance:

Rick Hase, President
Michael Bond, Vice President
Berna Sherlock, Treasurer
June McCoy, Secretary
Sheri Courtock, American Community Management
Amber Courtock, American Community Management

Call to order:

Rick Hase called the meeting to order at 7:02 PM.

Minutes:

Amber Courtock will email April's meeting minutes to the Board on August 12, 2009. Michael Bond will provide minutes from July's meeting.

Old Business:

Owner's requests

1. Seneca Terrace – relocate pet station – Board approves to move the pet station after the pool season. Board agrees to hire Custom Contractors to do the work. Michael Bond will mark the ground of where it will go. Sheri Courtock will advise the homeowner. Rick Hase signed for approval for the relocation.
2. Showcase Court – extension for repair to 08-01 – Extension not approved. Send hearing letter.
3. Seneca Terrace – concerns regarding realtor posting July 4th flags – Sheri Courtock will email the homeowner advising them the solicitation is not permitted.
4. Poinsett Terrace – to send monies every other week – Board approves with the following stipulations: (1) Must be added to regular monthly payment (no less than \$20 added to monthly assessment) (2) must pay .50 processing fee per check and (3) Board will consider waiving the late fees as long as homeowner pays in a timely manner every two weeks.
5. Green Ice Drive – credit owner \$42.35 and rescind \$25 NSF – Board approves to credit \$42.35 back to the owner. Board agrees that the owner's bank should credit the \$25 bad check fee.
6. Jade Crossing – owner reporting landscapers are killing weeds and his yard – Sheri Courtock will contact Mike Laidley to see what action he will take to repair the owner's yard.

█ Poinsett Terrace – Board advises ACM to send a fine letter for \$100 and \$5 per day until the violation has been corrected. Advise homeowner in letter that they must call or send a letter advising of compliance for a re-inspection.

Scooper Hero

Board approves for service to be done weekly starting April 2 through September 30 and bi-weekly starting October 1 through April 1.

DRD

Winterizing pool -- \$790 – Board approved, Rick Hase signed the proposal.

Pool Furniture -- \$582.96 invoice S23701 – Board approved, Rick Hase signed invoice.

Pool Furniture -- \$2574.13 invoice S23182 – Board approved, Rick Hase signed invoice.

Extra lifeguard -- \$167.17 invoice S23787 – Board advised to charge the swim team.

Relay for wind controller of the pool fountain \$280.50 invoice S23863 – Board approved, Rick Hase signed.

Additional Lighting

Add lighting because of vandalism. Michael Bond speaks to the Board about contacting BGE to have more street lights installed (near the tot lot, tennis court and around the clubhouse). Sheri Courtock will call BGE to set up an appointment to meet with them.

Board requested that Sheri Courtock contact Sargent Pleasant.

McDonogh Farms

Board agrees not to approve any of the proposals given from McDonogh Farms.

Michael Bond speaks about his frustration with McDonogh Farms and motions to getting more bids for a new landscaping company. Board agrees to get more bids (not Jams). Sheri Courtock will get bids from Mainscapes, Chapel Valley and Brickman. Do not advise McDonogh Farms that they are looking for a new landscaping company. Board wants to meet Sheri Courtock to meet the landscapers. Check dates and times that are convenient for all.

Board agrees that a separate proposal be presented to the Board for turf improvements only – to be in this calendar year.

Parking lot asphalt bids

Send letter to owners on Seneca Terrace that they cannot mark the street with their space numbers.

Board agrees that Chamberlain has the best proposal (good work, good price) and approved the proposal. Rick Hase signed the proposal.

AASCO

Board agrees that they do not want security system repair.

Board wants a 15 second delay panic bar put on the door leading out of the clubhouse.

Fence repairs at Mountain Road

Board approves the Custom Contractors bid (\$3241.86). Rick Hase signed the bid.

Caulking of Pool Deck

Board approves the Custom Contractors bid (\$2304). Rick Hase signed bid.

Kahline & Associates

Rick Hase signed 2008 taxes. Executed taxes will be put in to the September report.

Little Marvel Court

Board approves the letter from Nagle & Zaller being sent. Sheri Courtock will send the letter.

Attorney Solicitation Packages

Board would like to interview Nagle & Zaller in the October meeting (scheduled for October 13, 2009) and Michael Neall & Associates at the November meeting (scheduled for November 11, 2009).

Violation Spreadsheet

Send hearings to all listed expect for those in red. Board will hold hearing on September 2, 2009 (6:00 – 8:30 pm), September 3, 2009 (6:00 – 8:30 pm) and September 8, 2009 (6:00 – 7:00 pm).

Trash

Sheri Courtock advises Board about the trash consultant and how he can save them 18% of their current fees. Board agrees that this is a good service since it can save them money.

September 26th – Community Day

Board wants an explanation of the copy charges. Sheri Courtock will check on scanning costs along with copying and printing costs.

Sheri Courtock will not be present for the September meeting. She will find someone to take her place that evening.

Sheri Courtock will email Tom Rey and cc the rest of the Board with rates (reinvestment of CD with BB & T maturing on August 21, 2009).

Sheri Courtock explains to the Board of how to save the Association on the .50 check-processing fee for the pool checks. Berna Sherlock will take the checks (127 total). Sheri Courtock will order a 'DEPOSIT ONLY' stamp for Berna Sherlock.

New Business

Board requests backup on invoices. Sheri Courtock will be sure to include backup for them.

Rick Hase requests that the Board receives a copy of the agenda in advance to the Board meeting.

Michael Bond requests that the property manager has a numbered copy of the management report to make it easier for the Board to locate what the manager is talking about in the report.

Board agrees on sending a reminder notice to owners who are past due at 30 days, a second notice at 60 days with 15 days to remit payment. If payment is not remitted after 15 days, they will be sent over to the attorney for legal action.

Michael Bond mentions that the sidewalks are buckling. Need to drive around the community before the weather gets cold. Meet with contractors for the sidewalks at the same time as the landscapers.

Rick Hase signed the BWI proposal in the amount of \$334 for light replacement. Sheri Courtock will notify BWI and advise them that the wires need to be buried as deep as possible (per code).

Adjourn:

Meeting was adjourned at 9:16 p.m.

Submitted by Amber Courtock, American Community Management, Inc.