

**Minutes of the Board Meeting for
Farmington Village At Schramm's Crossing Homeowners Association, Inc.
October 13, 2009**

Attendance:

Rick Hase, President
Michael Bond, Vice President
Berna Sherlock, Second Vice President
Tom Rey, Treasurer
June McCoy, Secretary
Sheri Courtock, American Community Management
Amber Courtock, American Community Management
Craig Zaller, Nagle & Zaller

Call to order:

Rick Hase called meeting to order at 6:34 PM.

Minutes:

Rick Hase motioned to approve the September 2009 meeting minutes as read.

Business Meeting

American Pool was not able to show at the meeting. American Pool will confirm if they can meet on October 14 or 15 at 6:30 or 7:00. The Board discussed the things that should be done on the pool from the American Pool Company. American Pool does pool repair and management, DRD only does pool management. Board spoke about the pool contract and the differences between the pool companies. Board agrees to table all pool discussions until they have met with American Pool.

Sheri Courtock suggested to mail the Resolution out to the community along with the proposed 2010 budget to discuss at the November 11th meeting.

Sheri Courtock presented an invoice from Nagle & Zaller in the amount of \$3,003.92. Sheri Courtock explained the invoice to the Board of Directors. Rick Hase signed invoice for approval.

Sheri Courtock presented an invoice from Custom Contractors (2 invoices - \$3,241.86 for fence repairs and \$2,304 for re-caulking of the pool). The Board agrees that they are satisfied with the work. Sheri Courtock asks what account to pay the invoices from. The Board agreed to have the bill paid from the building maintenance account. Rick Hase signed the invoice for approval.

Sheri Courtock presented an invoice from McDonogh Farms for various landscaping improvements. Board agreed to pay the invoice. Rick Hase signed the invoice for approval.

Tom Rey advised the Board and Sheri Courtock about a bank that he spoke to in Laurel on interest fees. Sheri Courtock advised the Board of the Bank that American Community Management is in the process of changing over to from BB&T (Smart Street with a 2% interest fee).

October 24 – Nexity CD maturing. ACM will email Tom Rey a couple days in advance for current bank rates.

Rick Hase signed Chamberlain invoices to pay for the seal coating and stenciling of the parking lots. Sheri Courtock advised the Board that during her site visit prior to the meeting, the yellow curbs had not been marked with 'NO PARKING'. Sheri Courtock will contact Chamberlain to have this work completed.

Sheri Courtock presented the Board with Resident Ledgers for owners that owe less than \$1 amounts. The Board approves to write them off as bad debt. Rick Hase signed the resident ledgers for approval to be removed from the accounts.

The Board approved turf improvement for the Waterford entrance.

Board speaks about McDonogh Farms landscaping services. Board agrees to keep McDonogh Farms for another year. Board would like all of the beach grass sprayed.

Executive Meeting

Craig Zaller attended the meeting to discuss updated status reports.

Craig Zaller spoke to Board about the lien process. Owners that get turned over have 30 days to go to circuit court to file a lien. The process can be 120 days for them to make payments.

Craig Zaller spoke to the Board about the collection process and the Requirements of the Court Newsletter.

Craig Zaller walked through the delinquency cases with the Board.

Craig Zaller explained how they can add to their Documents how to deny Architectural Approval to delinquent homeowners. Add it as a Resolution (just like a rule – can be added at an open meeting by the Board of Directors). Board agrees to draft the Architectural Approvals as a resolution. Set up a resolution for delinquent homeowners with the pool pass privileges to be taken away.

Michael Bond motions for approval on no fees until judgment and delinquency to be paid from the Association. All in favor and approved.

Siegmann account. Board agrees to reverse the \$100 fine and all of the \$5 daily fines. Shutter has been fixed.

Trading Lane has a for sale sign by Realtor. Sheri Courtock will prepare a lease request letter.

Rick Hase signed collection agreements from Nagle & Zaller. Rick Hase signed the agreements for the two prior owners who owe money to the Association (60-40).

Adjourn:

Meeting was adjourned at 8:01 p.m.

Submitted by Amber Courtock, American Community Management, Inc.