

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

Attendance:

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

Call to order:

Michael Bond called meeting to order at 6:56 PM.

Minutes:

Michael Bond motioned to approve the October 2009 meeting minutes as read. Motion was seconded by Tom Rey and approved.

Business Meeting

Board Discussion:

- Board discussed the type of lights they want (black poles, true color lights). Board wants cost for lights at tot lots.
- Michael Bond says that the mailer for the dumpster day should go out with the approved budget.
- [REDACTED] Seneca Terrace -- Berna Sherlock advises the Board that the home is in compliance. Board agrees to keep the initial fine in the amount of \$100 along with the \$5 per day fine until September 19, 2009. All other fines must be removed.

Update:

- Sheri Courtock advises the Board that Theresa Edwards (Vice President of Accounting of ACM) and Michael Neall (Neall & Associates) will be attending the December 8, 2009 meeting.
- Sheri Courtock advised the Board when Chamberlain will be out to paint the yellow curbs and to complete the concrete project.

Board Action Items:

Invoices:

- Invoice for turf improvements at Waterford entrance (\$3,732.00) – Board approved. Michael Bond signed the invoice.
- Invoice for the installation of trees on Charlinay Circle (\$2,315.00) – Board approved. Michael Bond signed the invoice.
- Invoice for painting “no parking” on the yellow fire lanes (\$250.00) – Sheri Courtock advised the Board that she is not paying this until the work has been completed.

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Proposals:

- DRD winter preventive maintenance (November 1, 2009 – December 31, 2009) (\$295.00) – Board approved. Michael Bond signed the proposal.
- Sheri Courtock presented the Board with two proposals for gutter cleaning at the clubhouse – Custom Contractors (\$250.00) and Palmer Brothers (\$440.00) – Board agrees to table gutter cleaning until Spring.

2010 Budget – Proposals for 2010

- American Pool (\$47,500.00) – Michael Bond advised that there was an updated proposal sent in the amount of \$50,000.00. Michael Bond will forward the signed contract to Sheri Courtock via email.
- Blue Water Irrigation (\$1,222.00) – Board approved. Michael Bond signed the proposal.
- Kahline & Associates (09 audit & taxes) (\$1,350.00) – Board approved. Michael Bond signed the proposal.
- McDonogh Farms – Grounds Maintenance (\$74,776.00) – Board approved. Michael Bond signed the proposal.
- McDonogh Farms – Snow Removal (various) – Board approved. Michael Bond signed the proposal.

New Business:

The Board agreed to have Tom Rey as the direct contact person for snow removal. Tom Rey gave Sheri Courtock his cell phone number. Michael Bond requested that Sheri Courtock ensure that American Pool comes out to see if the pool water is green prior to December 31, 2009. Sheri Courtock advised Tom Rey that Sheri Courtock, Tom Rey and Mike Laidley from McDonogh Farms should meet to go over the snow removal procedure.

Berna Sherlock spoke with the Board and Sheri Courtock about homeowners that have painted their reserved space numbers on the curbs of their parking spaces. Berna Sherlock will find out the addresses of these homeowners and Sheri Courtock will send letters advising them to remove.

Board spoke about the 2010 budget. Tom Rey gave an explanation as to why he thinks there should not be an increase in dues.

Sheri Courtock will speak with Craig Zaller to see if there is a way that Farmington Village can give different increases to the townhouses and single family homes.

Michael Bond, June McCoy and Berna Sherlock approved the 2010 budget with the 10% increase. Tom Rey is opposed to the 10% increase. 2010 budget is approved. Michael Bond signed the budget for approval.

Adjourn:

Meeting was adjourned at 9:00 p.m.

Submitted by Amber Courtock, American Community Management, Inc.