

Minutes of the Board Meeting for
Farmington Village Homeowners Association, Inc.
July 17, 2008

Attendance:

Michael Bond, Vice President
Berna Sherlock, Secretary
Leigh Ann Greenhalgh, ACM Property Manager (recorded minutes)

Meeting called to order:

Meeting called to order at 7:00p.m by Michael Bond

Last months Minutes:

Meeting minutes are pending approval.

Open Discussion:

Aaron with AMJ Landscaping attending to discuss landscaping themes for the second entrance.

- Discussion of removing overgrown plants and create an entrance like Catherine Ave.
- Discussed removing certain dead trees that are unnecessary.
- AMJ does not create landscaping themes or create any bid without a \$500 retainer.
- AMJ stated they will provide a proposal for the maintenance contract the week of July 21-25.

Chris with Lasting Impressions attended to discuss landscaping contract and theme for second entrance.

- Chris discussed his interest in the community; he is a local contractor.
- Does not sub-contract. Everything is completed in house.
- Presented colored pictures with options of what the entrance could look like. BOD agreed second option looks the best, but a bit higher in price.
- Presented options of utilizing what is already there and also stripping the current plants.
- Landscaping comes with 12-month warranty, if Farmington signs the maintenance contract, it would have a lifetime warranty as long as they are under contract.
- Does snow removal only for maintenance contracts.
- Will provide a proposal for the maintenance contract the week of July 21-25.

BOARD DISCUSSIONS

- ARC committee needs to have a report showing which properties have approvals for decks, fences, patios, light fixtures, etcetera for the next walk through.
- ARC committee giving verbal approvals and homeowners are not receiving written notice. Board discussed ACM to follow up with ARC for written approvals.
- Board discussed possibly denying ACC applications if homeowners are past due in HOA fees. ACM/BOD to e-mail attorney for an opinion.
- Party for teens. The REC committee is to discuss this option to see if it could work.
- Budget and reserve transfer was discussed to see if we should make any changes. To be discussed at the next meeting.
- Possible increase in dues in November. If so, ACM would send a letter out to all homeowners notifying of this situation and also state that no coupon books will be mailed out unless homeowner requests one.
- Possibly include replacement of flags in next years budget. To be discussed at next months meeting.

Board Action Items:

- Contact BWI to fix light timers at entrance at Catherine Ave
- Contact Nagle and Zaller to get a status of [REDACTED] and [REDACTED] case.
- Send [REDACTED] Pointsett to the attorney.
- Get a quote from Mid-Atlantic Pest to come and take a look at the clubhouse and see if there are rodents in the attic.
- Contact JAMS to meet on property July 22, 2008 to walk on property and identify trees the Board would like to remove.
- Order wire string for DRD.
- Order 4 signs stating "No skateboarding"
- Order 2 signs for DRD stating "Please keep gate closed"
- Get a quote on a squeegee for the tennis court.
- Contact Verizon to see what other phone plans are available.
- Check insurance deductible to see if it is worth claiming vandalized trees under insurance.
- Scan all proposals in color and send to board as they are received.

Adjourn:

Meeting adjourned at 8:30 p.m.