

**Minutes of the Board Meeting for
Farmington Village Homeowners Association, Inc.
July 18, 2006**

Attendance:

Todd Lounsbury, President
Ken Degruchy, Vice President
John Richter, 2nd Vice President
Garet Howard, Treasurer
Michael Bond, Secretary
Melissa Sewell, Community Association Manager

Call to order:

Meeting was called to order at 7:32pm by Todd Lounsbury.

Last Month's Minutes:

Todd Lounsbury made a motion to accept last months meeting minutes.
Motion was seconded by Ken Degruchy and approved.

Treasurer's Report:

- Treasurer's Report reviewed by Melissa Sewell.
- Money must be paid back to the Reserve Account. Melissa suggest making monthly payments as apposed to a lump sum at the end of the year.
- Nexity Bond will mature at the end of July. Melissa will get suggestions from Mack Carpenter, ACM. Board authorized Melissa place the bond according to best rate.

Delinquency Report:

- Delinquency report was reviewed by Melissa Sewell.
- Board approved for Nagle and Zaller to proceed with foreclosure on top 3 delinquent homeowners.

Management's Report:

- Melissa Sewell reviewed the Management Report.
- Strategic Energy is now the electric supplier for common area electric.
- Current rate for renting the clubhouse is \$220 for a 4 hour rental and an additional security deposit of \$300.
- Pavilion is completed, Todd Lounsbury approved payment to the contractor.

Pool

- Homeowners are having parties in the pool/pavilion without reservations. The pavilion cannot be rented.
Signs will be posted on the pavilion stating first come first serve, no renting, etc. It will also be posted on the website.
- Concerns were made regarding the life guards closing the pool early and bathrooms not being cleaned properly.
Board feels that there is a lack of communication between the office of the pool management company and the life guards.
A rules and regulation book for the pool and pavilion will be created by Ken Degruchy and Dave Wilson for the life guards to have at hand.
- There are concerns about the flooring in the bathrooms and pool area being dangerously slippery when wet.
Dave Wilson will obtain bids for new flooring.

Recreation Committee:

- 4th of July parade was a success.
- Committee working on end of summer party in September.
- Board would like to schedule a clean up weekend with dumpsters for September 22-24. Melissa will check into.
- Melissa will send out postcards to the community regarding the code to gain entry to the tennis court.
Gate leading to pool area will be coded different so that only the Board will have access.

Architectural:

- Dead tree in front of 106 Earliana on the common area.
- Previous homeowners at 8148 Poinsett Terrace dumped a grill and sod onto the common area. Melissa will have removed.
- 323 Silverqueen – homeowners installed a white fence. Melissa will send violation letter.
- Homeowners at 307 Silverqueen requesting that the fence to the cemetery be painted.
Fence will be painted in the fall. Melissa will send response letter to the homeowner.
- Board was made aware that the pond on Earliana needs to be cleaned.

Ground Maintenance:

- Todd Lounsbury will walk property and mark where trees are to be planted.
- Board reviewed proposal from Jams to remove bushes and sod pool area. Board agreed to wait until spring or fall.

New Business:

- Jamie Colomb 8104 Fanfair Lane volunteered to develop a community newsletter.

Adjourn:

Meeting was adjourned at 9:02 p.m. by Todd Lounsbury

Submitted by Karen Johnson, American Community Management, Inc.