

**Minutes of the Board Meeting for
Farmington Village Homeowners Association, Inc.
June 20, 2006**

Attendance:

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

Call to order:

Meeting was called to order at 7:30pm by Todd Lounsbury.

Last Month's Minutes:

Michael Bond made a motion to accept last months meeting minutes.
Motion was seconded by Garet Howard and approved.

Officers:

Appointed officers are as follows:

Todd Lounsbury – President
Ken Degruchy – Vice President
John Richter – 2nd Vice President
Garet Howard – Treasurer
Michael Bond - Secretary

Management's Report:

- Melissa Sewell reviewed the Management Report.
- Board meetings were changed from 7:00pm to 7:30pm to accommodate the Board.
- Clubhouse rental agreement will be reviewed by the Melissa and the Board to make necessary changes.

Clubhouse rental security deposit was changed from \$175 to \$300.

Security deposit checks will be deposited as apposed to holding the check and returning it after the rental.

- Several letters went to homeowners requesting to remove the basketball hoops on the common area of Silverqueen Path and Bravo Ct. but were not removed, therefore an outside contractor will remove the hoops.
- TLC has not turned on all sprinkler systems. Melissa has been in contact with them trying to resolve this matter. TLC is claiming that they cannot turn on sprinklers without a contact person on sight. Melissa will bill TLC for the cost of replacing flowers that have died as a result of this.
- New soda and snack machines have been delivered to the pool area. Ken Degruchy has requested that they upgrade soda machine to 20oz. Sodas. Melissa will take care of contacting the vending company.
- Lock was stolen off the tennis court gate. Melissa is attempting to have a lock made from the current key. If this is not possible, she will look into placing a stationary code lock on gate.

Keys are not available for the lock on other entrance to tennis courts. Board will have lock removed and new lock will be provided.

- **Pavilion**
Nails and stones need to be removed.
Steps need to be stained and caulked.
Touch up paint needed.
Fence needs to be repaired.
Split electric from fans and spotlights to use independently.
Add lights to fans.
4 grills are being delivered.
Ken Degruchy will pick up metal trashcan and shovel for hot coals from the grills.
- Delinquencies are up, Melissa suggest starting the foreclosure process where applicable. Board agreed and would like Melissa to consult with attorney.
- Melissa Sewell will purchase new vacuum for clubhouse.

Pool

- Ken Degruchy supplied Board and ACM with procedures for renting the pool. (attached)
- It was discussed by the Board to have pool passes next year with pictures on them. Homeowners will be charged a one time \$1 fee to obtain pass.

Lifeguards will be notified to watch for homeowners allowing others to use their passes. Homeowners caught giving their pass to other people will lose pool privileges and will be required to meet with Board of Directors to obtain passes.

- It was suggested to have sound system around pool area upgraded. Ken Degruchy will obtain at least two (2) bids. Project will be funded out of the reserve account.
- Will update website and post signs regarding times that the pool will open on swim meet days.
- John Richter was appointed in charge of updating website.
- \$861 made on pool guest passes.

Recreation Committee:

- Rec. Committee will meet June 27, 2006 at 7:30pm
- Flyers will go in the mailboxes of the community June 27th regarding the 4th of July bike parade.
- End of summer pool party will be September 2, 2006 from 12noon – 6pm. Recreation committee is requesting a budget of \$3000.00 for the year.

Motion was made to give Recreation Committee a budget of \$3000.00 for the year.

Motion was seconded by Michael Bond and approved.

A line item will be added for next years budget.

Architectural:

- Walk through is approximately 1/3rd done. Melissa will provide report of architectural approvals.

Old Business:

- Road repaired at Waterford.
- Lights at front entrance have been pulled out, 4 lights remaining.

Board will confirm and let Melissa know.

New Business:

- Order dumpsters for fall community clean up.
- Board agreed to begin foreclosure process on delinquencies.
- Board will look into gating the community.

Homeowner Comments:

- Trees on left side of Bell Tower need to be trimmed. They are interfering with visibility when driving.
- Homeowner on Poinsette Terrace has concern with bees. Melissa will have Jams check into.

Adjourn:

Meeting was adjourned at 8:41 p.m. by Todd Lounsbury

Submitted by Karen Johnson, American Community Management, Inc.