

**Minutes of the Board Meeting for
Farmington Village Homeowners Association, Inc.
May 16, 2006
Annual Meeting and Election**

Attendance:

Marlyn Landin-President
Todd Lounsbury-2nd Vice President
John Richter-Treasurer
Ken Degruchy-Secretary
Melissa Sewell, Community Association Manager

22 Homeowners attended

Call to order:

Meeting was called to order at 7:04pm by Marlyn Landin

Last Month's Minutes:

- John Richter made a motion to accept last months meeting minutes.
- Seconded by Marlyn Landin
- Motion was unanimously approved.

Annual Treasure's Report:

- Reserve account is well funded, Melissa estimated based on YTD figures through April that there is in excess of \$250,000, in the account. She did not have exact number with her for the BOD meeting.
 - Homeowner questioned the current reserve study conducted three years after the establishment of the community, as far as current balances versus current needs that the study called for. Melissa assured the homeowner that we were well budgeted IAW the study. The study is on file at ACM for all interested members to review.
 - All CDs are in place and the expiration dates have been spread out to allow for a more even flow of rollovers throughout the year.
 - Delinquency of HOA dues was presented to the assembly and the process of recovering said dues was reviewed to the membership by Melissa.
-
- John Richter made a motion to accept the budget report as it stands now.
 - Seconded by Marlyn Landin
 - Motion was unanimously approved.

Recreation Committee:

- Annual community wide yard sale is scheduled for the 20th of May with a rain date of the 21st. Signage and newspaper advertising has been assigned to Paul Conner and he

said that all preparations are complete to include flyers being distributed to all homeowners.

-A community dumpster will also be in place from Friday May 19th through Monday May 22nd for homeowners use. The location will be the Community Clubhouse's parking lot.

Manager's Report

-Rental contract for the Clubhouse is in the process of review for future clubhouse rentals
-A liquor license must be presented to the BOD, if the renter plans on serving alcohol, for approval prior to granting approval for use of the Clubhouse.

-Kay Jones is the new administrative assistant. Her extension is 140.

-Road repair at the entrance from Waterford Rd. Right now it is the County vs. Koch Homes to decide who pays for the repairs. The County has been slow to return calls inquiring about the repairs needed. An inspector was due to look at the problem this week. Todd Lounsbury noted that dashed lines had been sprayed around the area possibly indicating the marking for digging out and repaving the area in a more acceptable manner.

-Jams submitted their bid to clean up and trim back the Berm adjacent to Route 100. The BOD will consider the proposal

-Jams' work quality is starting to fall apart. The owner has been contacted and is on top of the issues that we have. Todd mentioned that in the original proposal for work to Jams, that it included they continually remove weed and grass growth in the gutter areas throughout the community. This has not been done at all. There are also numerous dead trees located in the common areas that need to be removed. Melissa will follow-up and advise the BOD.

-The pavilion project has finally cleared the County permits office as Melissa has camped on their doorstep to obtain the permit numbers to make this project happen. The footers are in place awaiting County inspection. Completion of the structure (excluding the peripheral additions) should be complete by Memorial Day Weekend. Ken Degruchy is continuing to oversee the project. All work to be done will occur outside of pool use times.

Architectural:

-A Homeowner expressed her concern that the changes that she had heard happening to the guidelines were never given as a notice to the Community. She was informed that when the Covenant changes were sent out the Community for approval, the Guideline changes that the BOD approved were also included in the package.

-Todd Lounsbury stated that the entire guideline package that exists in the current Homeowners' Association documents will be rewritten to consolidate the various changes and amendments that have been introduced over time. This will make finding current guideline language easier to find and follow. Target date for completion is October.

Pool Committee:

- Ken Degruchy (Pool Committee Chairman) stated that the pool is ready to open Memorial Day weekend and that all the passes have been issued.
- The schedule for the home swim team meets is posted on the website, including the dates that the pool will be opening late for the meets.

Old Business:

- All covered in the Manager's Report section

New Business:

- Election of 2 new Board members was conducted.
- Melissa and John Richter certified that we had quorum to hold the election.
- Two candidates were present (Garet Howard and Michael Bond) and briefly introduced themselves to the membership present.
- Election results were tabulated by Melissa and review by John Richter
- Garet Howard and Michael Bond were elected. Their term begins after this meeting's adjournment.
- John brought up that the light timers at the Catherine Ave entrance are not timed correctly. Melissa and John to follow up.
- Melissa asked the BOD to allow ACM to shop utility rates with different vendors due to the large rate increase with BG&E that will happen in July.
 - Ken made the motion to allow ACM to shop for rates, John seconded the motion
 - Motion was unanimously approved

Comments/suggestions from homeowners:

- A homeowner asked about the abandoned pile of wood pallets that exists at the back end of Green Ice Drive. Melissa informed her that they were not actually on Farmington Village property and that the effective course of action would be to call the County to report to potential hazard.
- A homeowner, and past Board President commented at how disappointed he was in the lack of community participation and when he was on the Board that they had much more. Todd commented back that we are always looking for new volunteers to help staff the delinquent committees and would welcome any and all help to the Community.

Adjourn:

- Marlyn Landin commented as an outgoing BOD member that she was happy to have served and looks forward to supporting the Community in other capacities in the future.
- Motioned to adjourn made by Marlyn Landin at 8:16pm and seconded by Ken Degruchy. Motion was unanimously approved.

Submitted by Todd Lounsbury and reviewed by Melissa Sewell, American Community Management, Inc.