

**Minutes of the Board Meeting for
Farmington Village Homeowners Association, Inc.
December 18, 2007**

Attendance:

Ken Degruchy, President
Todd Lounsbury, 2nd Vice President
Michael Bond, Secretary
Rene Suarez, Community Association Manager

Meeting called to order:

Meeting called to order at 7:04 p.m. by Todd Launsbury

Last Month's Minutes:

Meeting minutes were accepted

Announcement:

Garret Howard has surrendered his duties as Treasurer for Farmington Village HOA. Michael Bond will hold the titles of both Secretary and Treasurer.

Open Discussion:

Hearing notice must be sent to 311 Silverqueen Path regarding the camper park in the community.

The Board requested all violation be sent no later than one week after

- Todd Lounsbury made a motion to have \$1,000 cut off for all foreclosures
- Second by Michael Bond
- Motion was unanimously approved.

The Board discussed the collection process once the Homeowner has been sent to the lawyers. The following questions Rene will

- Once judgment is not paid how soon can a foreclosure be processed.
- Can payment plans be restricted once the judgment is given
- Can the homeowner be processed directly to foreclosure. Repeat delinquent Homeowner should not get

Asco's proposal for monitoring the clubhouse was approved, effective January 1, 2008

Rene will obtain bids for the sidewalk repair on side of the clubhouse.

The Board agreed Mrs. [Name Removed], , is no longer operating a home-based daycare.

Ms. [Name Removed] has not proven that she is no longer operating a daycare in her home. The Board is moving forward with this case.

Family dare care is defined by statute in Maryland. Title 5, Subtitle 5 of the Family Law Article defines family day care as:

"the care given to a child under the age of 13 years or to any developmentally disabled person under the age of 21 years, in place of parental care for less than 24 hours a day, in a residence other than the child's residence, for which the day care provider is paid."

A letter will be sent to all Homeowners explaining the collection policy that will be strongly enforced starting January 1, 2008

The Board requested information to be process for a Reserve Study in 2008.

DRD submitted a statement explaining the reason for the pool to be drained in the spring. The Board asked Rene to review any record proving that they requested the algaecide treatment.

Resolution form, submitted by Rene was adopted. This will clear the money owed to the reserve fund. The Board will open a separate savings account to place any money not spent by year-end.

-Motion made by Todd Lounsbury to move 6-month Nexity CD account, due to mature on January 27, 2008, to 1-year Cours CD account.

-Second by Michael Bond

-Motion was unanimously approved

Clubhouse committee interviews will be preformed at the next Board meeting. Rene will send a letter to all volunteers.

The Board approved \$300.00 to be spent on a new vacuum for the Clubhouse.

-Motion was made by Todd Lounsbury to replace current lighting system to a digital timer. This change should save the community money on electric bill in 2008.

-Second by Ken Degruchy

-Motion was unanimously approved

Rene will contact BWI regarding lighting issues at the community entrances.

Tabled Topics:

The floor in the women's shower area will not be scheduled until 2009. The pool attendants will be responsible for squeezing the excess water during their hourly bathroom checks.

Adjourn:

Meeting adjourned at 9:19 p.m.

Minutes prepared by Rene Suarez, Community Association Manager

