

**Minutes of the Board Meeting for  
Farmington Village Homeowners Association, Inc.  
October 16, 2007**

**Attendance:**

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

**Meeting called to order:**

Meeting called to order at 7:12 p.m. by Ken Degruchy

**Last Month's Minutes:**

Meeting minutes not available.

**Announcement:**

Hearing for [REDACTED] has been rescheduled to November 20<sup>th</sup>.

The O' Malley sales tax may increase ACM's contract cost 5% to 6%.

**Open Discussion:**

The Board discussed the Clubhouse rental policy. Rene will work on the revised policy.

The Board discussed delinquency and would like to see the following changes:

- Breakdown of the current delinquency process
- 90 cut off pint for foreclosures
- No payment plans pass the 90 days delinquent

Rene will contact Nagle regarding the changes and review the by-laws

The Board requested updates about Sean Borgert, Bradley Leverrett, and Sandra Eisel's delinquency.

Ken Degruchy, President, suggested a \$2,000 cut off for foreclosures

The Board requested a monthly report with any new homeowners.

Board agreed to bill homeowner at 8198 Bell Tower to be charged for lawn care.

Todd Lounsbury will contact landscapers to redo the back entrance in the community.

Board requested an update on the reserve fund.

**Architectural:**

The board discussed allowing barn style sheds in the neighborhood. (Topic tabled, pending approval from ACC)

**Old Business:**

The Board discussed clubhouse bathroom floors sloping problem. Floors must be leveled and resurfaced. Rene will follow up with DRD and Innovative Flooring.

The removal of the tree stump on Golden Crown.

The filter for the pool is clogged and has caused the sidewalk to crack. The sidewalk must be replaced in 2008.

Pets have become an issue in the town home area. A letter will be sent to the homeowners referring to the pet policy.

**New Business:**

Jams is responsible for the sprinkler heads on 8201 Royal Star, home of Dana Lusby.

Transfer 6-month Nexity and the 12-month Countrywide CD accounts. Rene will give current CD rates to board.

**Grounds / Maintenance:**

Contract approved for Jams to complete planting around the clubhouse, in the amount of \$595.00

The Board discussed keeping Jams contract to maintain the grounds in 2008.

DRD contract approved for two years, in the amount of \$47,045.00. Farmington will not be extending the pool days in September.

**Tabled Topics:**

The ACC approval on Barn style sheds. Many homeowners in the area currently have them. Do we send violations or amend the by-laws to allow it.

Repair sidewalks in the single-family home area. The Board must establish repair process and guidelines.

**Adjourn:**

Meeting adjourned at 8:41 p.m.

Minutes prepared by Rene Suarez, Community Association Manager