

Meeting Minutes -Approved
Board of Directors for Farmington Comprehensive
April 17, 2024
6PM Farmington Social Center

-Roll call, Proof of quorum of Board Members – Al Grant, Floyd Anderson, Jill Rufus, Collin Irby, Doug Leech, Dick Sterne present. Kim Cheatham was absent.

-Proof of Notice of meeting -placed on community calendar

-Approve Draft meeting minutes March 14, 2024, Approved with no changes

-Reports of Officers and Committees

-President's report-Al Grant

Insurance Quotes approved, premiums on the way. Richard Sterne suggested increasing liability limits to 5 million next year potentially.

-ARC Committee-Doug Leech, Floyd Anderson, Jill Rufus

Floyd Anderson-**ARC standards** including fence specifications have been developed; draft document was provided to the Board at March Meeting.

Vote to approve Document-unanimous.

Doug Leech-Solar panel request has been received; need to familiarize the committee with the new State Statutes governing these; ideally the panels would not be visible from the front street view, but questionable if we can require that in all cases. A meeting with Cenvar to explain the process and a 3-D drawing will be requested prior to approval. Another home in the community in- process with solar modification and no approval request will be contacted by Doug.

Holly to send statute.

-Social Committee-N/A

-Financial-Dick Sterne: Balance sheet, cash flow documents were provided in the meeting package. Board members were encouraged to consult with Holly if there were any questions on the reports (these are being e-mailed to the board members also).

Premium payment to Cincinnati insurance drafted, will need to be refunded.

Holly to check on additional locations listed on previous policy that should have been removed.

-Pool- Holly Snead:

Pool income this month so far approximately \$40,000. The budgeted amount total is \$160,000. Prior year \$143,000 including pavilion rentals. Social media blasts have been done, will be repeated to remind people of Early Bird cutoff.

Hiring is completed, Bowen Ewers will send out an updated staff list.

Recommendation to add irrigation water meter to pool from BRWA for \$1800 was Approved.

Dumpster will be ordered by Doug, location TDB.

Pool bathroom tiles are to be cleaned once the furniture is removed.

Additional security camera quote under review Collin Irby and Doug Leech.

Fence repair quote Lynchburg Fence pending.

Events to be coordinated with Kim Cheatham and pool staff.

- Management Report-Holly Snead

Pool maintenance items as above

HVAC unit in social center not cooling, Mattox has been contacted.

American flags purchased, others to order? Al Grant will check with American Legion for low- cost options.

Corporate Transparency Act overview; Brownstone hosted 2 sessions at Oakwood Country Club for Board members regarding this, others to follow. Deadline January 1.

CAI Spring Event May 3 at Lake Vista for Farmington Board members.

-Old Business

Cameras-pending

Entrance Sign maintenance-ARC to discuss with Section 1-5 Non-POA representatives.

Pressure washing quotes-still pending, no response from Kanner.

-New Business

Report of sinkhole investigated by Doug Leech, it is rather a drainage ditch area that has been present for many years as-is. No action required at this time.

-Matters from the floor

Byron Woods has reported issues with Stoney Ridge trash compactor area, trash in naturalized areas and on private lots. ARC committee to explore and get quote to reseed the area in question. Trash compactor use is restricted to Stoney Ridge condos and Ridgestone townhome units maintained by Tina Friar, not a "Common Area" of Farmington by definition.

-Adjourn

-Next meeting Date-Thursday May 30 6PM