

Meeting Minutes (Draft)

Board of Directors for Farmington Comprehensive

May 30, 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 absent.

-Proof of Notice of meeting -placed on community calendar

-Approve Draft meeting minutes April 18, 2024, Approved with confirmation of Dick Sterne “present” at April meeting.

-Reports of Officers and Committees

-President’s report-N/A

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

Floyd Anderson-Landscaping cleanup letters were sent last month to owners of lot with construction debris not being maintained (he personally worked 9 hours on cleaning up a vacant lot), as well as 2 homes on Helmsdale Drive. Kannett also missing a section of common ground mowing near 1151 HDD.

Jill Rufus-Will request oversize Realtor signage be removed, no letters at this time.

Doug Leech-Several Solar panel requests have been received; The ARC committee is in agreement that these should not be visible from the street when possible (state statutes may apply.)

Holly sent statute to committee in April regarding allowed denial parameters.

Doug and Holly- Approached a non-POA homeowner on Farmington Drive who has a construction project ongoing at his home and is driving a muddy tractor through the clubhouse lot. He expects it to be completed by this weekend and agrees to clean the lot.

-Social Committee-N/A

Financial-Dick Sterne (absent) 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).

Operating Account-\$160,355

Reserve Accounts Total-\$275,221

Total Assets-\$435,577.56

Total AR-\$2601.

-Pool- Holly Snead:

Pool income for May is approximately \$60,960, some of this has not yet been transferred to the operating account. Stated income to date is \$131,040. The budgeted amount total for the year is \$160,000. Prior year \$143,000 including pavilion rentals.

Memorial Day opening went well; entrance tent and new speaker purchased by staff.

Recommendation to add irrigation water meter to pool from BRWA for \$1800 was Approved-will be done in non-busy season.

AED purchase is being considered; quotes obtained.

Pool bathroom tiles professionally stripped and cleaned.

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

Pressure washing and Fence repair was completed by Kannett, rake board replacement for pavilion and pool pump house pending.

A Proposal for swim team to have a dedicated swimming lane access in a few evenings for team is under consideration.

- Management Report-Holly Snead

New format for Pre-meeting package: Holly to compile all reports one week prior to meeting so we will have all information in one place, including committee reports and quotes. The agenda will have to be ready a week in advance as well.

Additional general information materials will be included to be read at the board's leisure. This month included Fiduciary Duty, Board of Directors duties, roles and responsibilities, Code of VA POA requirements Meetings of the Board of Directors.

Pool maintenance items as above

HVAC unit in social center not cooling, quotes obtained, and unit replaced.

2 American flags and VA state flags purchased.

Corporate Transparency Act overview: AGAIN- Brownstone hosted 2 sessions at Oakwood Country Club for Board members regarding this, others to follow. Deadline January 1. CAI has introduced legislation to exempt HOA's, but probably will not take any effect prior to January.

CAI Spring Event was held May 3 at Lake Vista for all members.

-Old Business

Cameras-pending; several quotes have been obtained and reviewed by Doug and Collin.

Drainage issues on Leander and Helmsdale Drive examined by Doug Leech; he got quotes to add riprap to these areas. Quote of \$3950 for culvert outlet at Leander approved, Helmsdale area repair is tabled for now as there is generally less erosion.

-New Business

Proposal by Doug Leech to change internet and TV package from Shentel to Lumos was approved unanimously, current internet speed is terrible at the clubhouse. Final pricing TBD based on number of TV's etc.

-Matters from the floor

Linda McFann has reported several landscape maintenance issues, those that have not already been addressed will be reviewed and letters sent by ARC.

A decision that temporary fencing does require ARC approval (also play equipment, blow up pools, other non-permanent items) at this time was reiterated as those items and not described in our documents and have not been of major issue to date.

-Adjourn

-Next meeting Date- June 13, 2024 6PM