

FARMINGTON CHASE ASSOCIATION

January 25, 2009

Annual Association Meeting

Farmington Chase Clubhouse

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I. The meeting was called to order at 1:00 pm

Roll Call

I. Present: Charlene Langston, John Machowski, Kristin Violette, Paul Mancarella, Bev Rackliffe, Joanne Spence, and Luz Wheeler. Bill Nardi of Imagineers was also present.

Absent: Ross Gottlieb, Chip Howley

II. Motion to waive the 2008 Annual Meeting Minutes unanimously approved.

III. Annual Meeting Acknowledgements

President, Paul Mancarella acknowledged and thanked the following committees/members for their work during 2009:

- Training of new superintendent: Bob Langston
- Neighborhood Watch – Mary Jane Parlow
- Sub-Committee for Sun Rooms – Chip Howley, Maureen Howley, Bob Langston, and Joyce Mancarella
- Refreshments for the Annual Meeting – Mary Jane Parlow and Joanne Spence
- Holiday Decorations – Joanne Spence and Pat Sylvester
- Social Committee – Mary Jane Parlow, Joanne Spence, and Pat Sylvester
- Architectural Control Committee – Bob Langston, Mary Jane Parlow, Luz Wheeler
- Audit Committee – Gus Nelson and Bill Nardi (along with Paul Mancarella)
- Landscape Committee – Casey Hines, Cheryl Jankura, Joyce Mancarella, Kate O’Mera, Beverly Radcliff, Pat Sylvester, Nancy Tetro, and Luz Wheeler
- Maintenance Committee – Ross Gottlieb, Charlene Langston, and Chip Howley
- Neighborly Chase Newsletter – Charlene Langston
- Website Committee – Kristin Violette and Charlene Langston
- Welcome Committee – Maureen Howley, Joyce Mancarella, and Pat Sylvester

IV. Motion to waive the reading of Minutes from November 18, 2008 unanimously approved.

V. Motion to waive Committee Reports unanimously approved.

VI. Election of new members to the Board of Directors

Candidates:

- Chip Howley – withdrew himself as a candidate / resignation letter presented
- Mary Jane Parlow
- Bev Rackliffe
- Joanne Spence

Elected to the Board of Directors:

- Mary Jane Parlow
- Bev Rackliffe
- Joanne Spence

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- VII. The President announced the intent to adopt the recommendation from the Tag Sale Sub-Committee that no individual Tag Sale, no individual Estate Sale, and no individual Auction should be permitted at Farmington Chase because it does not serve the mutual benefit of all, as defined in the FC Bylaws and Declaration.

A vote will be taken on the recommendation to adopt the above policy at the January 27, 2009 Board of Directors meeting.

VIII. Audience to the visitors / residents

- Nancy Conlon #20 – cited parking issues / Mary Jane Parlow addressed the issue of parking violations as being monitored by the Neighborhood Watch. It was further explained to the audience that individual problems should be reported to Imagineers and/or a member of the BOD while the overall problem of parking is being reviewed by the Board of Directors and the Neighborhood Watch.
- On the subject of complaints, Bill Nardi, of Imagineers noted that it is necessary for complaints to be submitted in writing so that a paper trail can be established. He also explained that an accused has the right to face the accuser and a hearing if so requested.
- Following the subject of parking violations, several residents cited specific concerns and situations regarding parking problems.
- Nancy Conlon #20 – asked about problems with roaming domestic animals. Residents were advised to call Imagineers with specific concerns and issues.
- Cindy Bernard #21 – questioned what happens if fines are imposed and not paid. Bill Nardi explained that when a total of \$50 per unit is reached, a notification letter is sent to the owner. Interest and administrative fees are incurred at that point.
- When further asked by the audience when a fine becomes a court issue – Bill Nardi explained that \$500 is the amount at which court proceedings begin.
- Cindy Bernard #21 – cited a problem with vendors coming onto her deck while a satellite dish was installed for another owner in her cluster.
- Elliott Mini #67 – In regards to a suggestion made during the audience discussion about parking problems that “anyone could put a note on a car” about a violation – Mr. Mini advised that in the past he was cautioned by the BOD that individual owners should not take on the responsibility for note posting.
- It was further discussed and agreed that the best course of action was for the superintendent and Imagineers, or a BOD member should be the only people to put warning notices on vehicles.
- #96 Art Westergren – questioned if a complaint is registered, how does the person that made the complaint know if the situation is being followed up on. Bill Nardi explained that the person who made the complaint will not be notified; that unless the BOD told him otherwise, all matters are followed up on and the results are communicated to the Board of Directors.

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- Jeid Farnam #50 – asked about an update on the AT&T U-Verse upgrade to Farmington Chase. The audience was advised that following the initial contact and proposal from AT&T to Farmington Chase, AT&T subsequently had an organizational reorganization and significant lay off. A new AT&T representative attended a board meeting in May 2008. A few months after that visit, Farmington Chase was advised that the AT&T signal from the main road did not meet the requirements to reach the entire community of Farmington Chase. The matter was closed. Subsequent contact with Comcast for reduced rate community services was initiated, but Comcast later dropped their interest in Farmington Chase as soon as AT&T was no longer a competitor.
 - Joyce Mancarella, #141 – inquired what can be done about vendors (such as AT&T) on the property in respect to the lack of notice to the community and the lack of follow up on repair to the grounds after digging holes. It was explained to the audience that vendors such as AT&T have an easement on the property; and therefore do not need to advise the community in advance of the services they perform. It was also explained that any individual situation whereby a owner is not satisfied with the repairs to the property that should return the property to an acceptable state should be reported to Imagineers and/or a board member for follow up with the vendor.
 - #14 – expressed thanks the 2008 Board of Directors for their service and a successful 2008. He also noted that the landscaping efforts and superintendent efforts were appreciated.
 - Dr. Bob Rackliffe - #144 – inquired about the Linebacker Insurance from the water company. The concept of Linebacker Insurance was explained – an option offered by Connecticut Water (after they bought out Unionville Water) to provide insurance at a minimal yearly rate to all Farmington Chase owners. It was realized in 2008 that Connecticut Water were not providing insurance to customers who did not meet specific guidelines (i.e. – no insurance offered to units without a basement). However, Connecticut Water – in 2008 – was found to have been for several years collecting yearly insurance premiums from Farmington Chase customers who they deemed the services were not available to.
 - Gerry Murphy #41, Mary Jane Parlow, #83 – and other residents explained that they were reimbursed by Connecticut Water Company for Linebacker Insurance that was paid for – but services were not available.

With no further comments or business to be conducted, the meeting was motioned and unanimously accepted to adjourn.

IX. Adjournment – The meeting adjourned at 1:46 pm

The next Board of Directors Meeting will be held on January 27, 2009 at 7:00 pm

Respectfully submitted by *Charlene Langston, Secretary*

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