

**FARMINGTON CHASE ASSOCIATION**  
**August 25, 2009      7:00 pm**  
**Board of Directors Meeting Agenda**  
Farmington Chase Clubhouse

I. Call to Order

The meeting was called to order at 7:00 pm

II. Roll Call

Present: Karen Gantt, Charlene Langston, Mary Jane Parlow, Paul Mancarella, Charlie O'Mara, Kristin Violette, and Luz Wheeler. Bill Nardi of Imagineers was also present.

Absent: Ross Gottlieb, John Machowski.

III. Approval of the Minutes from the July 28, 2009 Meeting

Motioned and seconded: Mary Jane Parlow / Charlie O'Mara. Approved unanimously

IV. Audience to Visitors

- #24 - Joanne Spence
  - > Voiced objection regarding non-complaint white color of front door at #99.
  - > Inquired about replacing signs at entrance – saying signs were not attractive.
  - > Questioned date of pool closing.
  - > Questioned issuance of pool tags and privileges for owners behind in Association fees.
- 14 - Stu Simon
  - > Shared news of the possibility of the US Postal mailbox being removed from Farmington Chase. Mr. Simon contacted the Post Office with concern about removing the PO Box; he was told that unofficially the mailbox might not be removed.
  - > Voiced concern again that he feels the community is unaware of the Sunroom Sub-Committee.
- #17 - Cheryl Jankura advised that there are 5 CL&P poles with lights out. Ray Howland/Imagineers to work with CL&P to have bulbs replaced.

V. Status of Outstanding Issues - Reviewed and updated

VI. Committee Reports

- Architectural Control Committee
  - i. #133, Garvin – letter sent to homeowners, no response from homeowners to date.
  - ii. #8A, Schittina – replacement roof shingles; samples provided. ACC reviewing style.
  - iii. #84, Tabora – request to install of privacy fence. Topic for discussion (tabled last month pending review. To be discussed in Executive Session.
  - iv. #93, McGrath – request for Furnace / AC replacement. ACC questioned line set specifications – and found the specs to meet conforming requirements. ACC recommends approval. BOD approved unanimously.
  - v. #113, Bowser – glass pane replacement; approval not needed (no structural change).
  - vi. #131, Madura – window & slider replacement. ACC approved.
  - vii. #114, Ferber– satellite dish request presented to ACC 8/25/09. ACC to advise homeowner that the committee needs time to review and respond.
  - viii. #30, Freilich – request to replace windows and sliders with conforming windows. ACC approved.

**FARMINGTON CHASE ASSOCIATION**  
**August 25, 2009      7:00 pm**  
**Board of Directors Meeting Agenda**  
Farmington Chase Clubhouse

**ACTION: Imagineers to send approval letters to respective owners.**

- Audit Committee
    - i. Draft 2010 Budget to be presented in Executive Session.
  - Farmington Chase Newsletter
    - i. The Secretary starting year 5 as Newsletter editor, and would like to retire and pass on the Newsletter to another board member. With no volunteers, the following modifications were suggested:
      1. Recommendation for the newsletter to be distributed quarterly – and – to be distributed by electronic distribution only.
      2. Recommendation - distribute notices, policies, and guidelines door to door.
      3. Stu Simon volunteered to be the delivery person for Cluster 1.
  - Landscaping Committee
    - i. Fertilizer to be applied soon.
    - ii. The committee members were recognized for their hard work and efforts.
  - Maintenance Committee
    - i. Walk-Around Inspections on target. Re-inspections underway.
    - ii. Termite inspections took place end of July. Reports now more specific about location of stations with termite activity.
      1. Note: Braman technician alerted FC that some people are removing bait traps and replacing with their own. **ACTION: Imagineers to send email and paper copy memo to owners/residents prohibiting owners & residents from tampering with Braman termite bait stations.**
    - iii. Zinc strips for roof mold – process underway; too early for results, however appear to be working.
  - Neighborhood Watch Committee
    - i. No report.
  - Social Committee
    - i. Will send thank you notes as requested.
    - ii. Possible fall event.
  - Sunroom Sub-Committee
    - i. Due to vacation and health issues the sub-committee was unable to find a mutually convenient time to meet in July. Planning is underway for an early September meeting.
  - Website Committee
    - i. No report.
  - Welcome Committee
    - i. No report.
- VII. New Business
- Financial Report
    - i. Incorrect posting identified and will be corrected:

**FARMINGTON CHASE ASSOCIATION**  
**August 25, 2009      7:00 pm**  
**Board of Directors Meeting Agenda**  
Farmington Chase Clubhouse

1. Questions on page 25 of the August BOD report for line items 5308 (off by \$99.68) and 5502 and 5506. Action: Bill Nardi to research (and correct as needed).
  2. Line item 5999 charge should be applied to 5906.
  3. Line items 6100 & 6122 discrepancy.
  4. Clarification on AT&T charges
- Other Matters
    - i. Thank you note from Ray Currier's wife noted.
    - ii. BOD letter to #133 noted.
    - iii. #47 – AC unit and privacy fence damage as a result of a fallen tree – total damages approx. \$11,000 (insurance deductible \$2,500).
    - iv. Review and clarification of Walgren's arborist proposal. \$1,450 per day per cluster = \$10,500.
    - v. \$250 each to add two down spouts to #68 (where father-in-law fell and was hurt due to slipping from improper water drainage). Motion to install 2 down spouts Motioned and seconded: Charlie O'Mara / Mary Jane Parlow. Approved unanimously.
    - vi. Request from private home owner Stan Sekula — right of way. Mr. Sekula owns two lots that he would like to have access / right of way to the main road of Farmington Chase (near the Rte. 6 entrance). After discussion regarding pros and cons of granting easement, the majority vote of the BOD was to deny the easement.

VIII. Adjournment

The meeting was adjourned at 8:32 pm

Respectfully submitted, Charlene Langston, Secretary

IX. Executive Session

**FARMINGTON CHASE ASSOCIATION**  
**August 25, 2009 7:00 pm**  
**Board of Directors Meeting Agenda**  
Farmington Chase Clubhouse

**ACTION LIST – Updated Sept. 18, 2009**

<b>Task #</b>	<b>Date Initiated</b>	<b>Task</b>	<b>Action for</b>	<b>Date Due</b>	<b>Follow Up</b>	<b>Category</b>	<b>9/18/2009 Status</b>
046	1/27/2009	Bill Nardi/Imagineers to provide Vehicle Lists to NW Captain, MJ Parlow	Bill Nardi	1/30/2009		Report	<b>On hold - to be updated with new contact sheet info</b>
075	5/26/2009	Monitor zinc strips on Club House and Pool Cabana (is this a viable and affordable solution for units with problems?)	Bill Nardi / Ray Howland	6/23/2009		Maintenance	<b>In process (as of 8/19/09 - too early to determine effectiveness)</b>
076	5/1/2009	2009 Walk-Around Inspections	Bill Nardi / Audrey Kozma	5/31/2009		Yearly Inspections	<b>Project on target. Re-inspections completed. Status of reinspections: to be announced by Imagineers</b>
	8/25/2009	Contact CL&P to replace 5 light bulbs	Bill Nardi / Audrey Kozma			Maintenance	
	8/25/2009	Imagineers to send email and paper copy memo to owners/residents prohibiting owners & residents from tampering with Braman termite bait stations.	Bill Nardi / Audrey Kozma				<b>Completed</b>
	8/25/2009	Imagineers to write a letter to #22 asking them to move the smoker to a location away from the windows. Mary Jane to speak to the Health Department and advise them of the doctor's note – and ask if they can do anything to intervene.	Bill Nardi				<b>Completed</b>