

FARMINGTON CHASE ASSOCIATION
October 27, 2009 7:00 pm
Board of Directors Meeting
Farmington Chase Clubhouse

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- I. Call to Order
The meeting was called to order at 7:01 pm
- II. Roll Call
Present: Karen Gantt, Charlene Langston, Chip Howley, Mary Jane Parlow, Paul Mancarella, Charlie O'Mara, and John Machowski, Luz Wheeler, and Bill Nardi of Imagineers
Absent: Kristin Violette
- III. Approval of the Minutes from the September 22, 2009 Meeting
Motioned and seconded: John Machowski / Charlie O'Mara. Approved unanimously
- IV. Audience to Visitors
- Keith Vibert, Nichole - #43 – Request to add a deck - looking for approval this evening. ACC explained that first plans were not conforming. ACC to review new plans (provided at this meeting) and will review and get back to the owners asap.
 - #68 Mike Hassan – Had some questions on the approved 2010 budget and what decisions were discussed at the 9/22/09 BOD Executive Session.
- V. Status of Outstanding Issues – (see last page)
- VI. Committee Reports
- Architectural Control Committee
 - i. Pending request for # 43 will be reviewed. ACC met 10/20/09 to discuss this same request.
 - Audit Committee – no report.
 - Farmington Chase Newsletter – no report.
 - Landscaping Committee – no report.
 - Maintenance Committee –
 - i. Ray tried a suggestion from an article on how to clean mold off roof tops (bleach, water and TSP diluted solution). The method was successful on one experimental front door roof overhang – but it was noted that is was very labor intensive, and a prohibiting factor was the need to climb on the roof tops.
 - ii. Walk-Around inspections of non-conforming homes nearing an end for 2009. Letters and fines were sent to owners of remaining non-conforming units. One tenant request for exception to be discussed in Executive Session.
 - Neighborhood Watch Committee – same PD officer assigned to NW as contact person. No recent issues for discussion.
 - Social Committee – will coordinate a December 5th Community Pot Luck Dinner. Social Committee to work on flyers to announce to community.
 - Sunroom Sub-Committee – Next meeting to be held 1st week of November. The committee is in the process of editing draft specifications/guidelines, which they will provide for presentation purposes to the BOD in late January / early February.
 - Website Committee – no report.
 - Welcome Committee – Committee to leave copy of HOM in doorway regardless of an actual meeting with new neighbors. (Note: #33 has new tenants to be welcomed – ACTION: Imagineers to provide tenant info to committee).
- VII. New Business
- Financial Report – general questions on the financial reports in the October BOD packet were asked and responded to.
 - Other Matters – Bill Nardi shared that Imagineers is making a presentation of new condo laws on

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November 10th at Hunter's Run Condominiums. He encouraged members of the BOD to attend.

VIII. Adjournment

The meeting was adjourned at 7:27 pm

Respectfully submitted, Charlene Langston, Secretary

IX. Executive Session

Action Items / Unfinished Business
October 27, 2009

Task #	Date Initiated	Task	Action for	10/27/09 Follow Up	Category
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	BOD to discuss financial impact (how to pay for) in the Spring 2010	Maintenance
076	5/1/2009	2009 Walk-Around Inspections	Bill Nardi / Audrey Kozma	Remaining non-conforming properties being re-inspected by Ray and followed up with by Imaginers	Yearly Inspections
	8/25/2009	Contact CL&P to replace 5 light bulbs	Bill Nardi / Audrey Kozma	Status unknown	Maintenance