

FARMINGTON CHASE ASSOCIATION
September 22, 2009 7:00 pm
Board of Directors Meeting
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, and John Machowski, Kristin Violette, Luz Wheeler, and Bill Nardi of Imagineers

III. Approval of the Minutes from the August 25, 2009 Meeting

Motioned and seconded: Mary Jane Parlow / Karen Gantt. Approved unanimously

IV. Review of the proposed 2010 Budget

- Treasurer, Luz Wheeler, explained the challenges of the 2009 Budget; including some of the unexpected maintenance issues, and some of the key project highlights (i.e.: Painting).
- Luz explained some of the large expense increased for 2010:
 - i. Asphalt road repairs reserve
 - ii. Outside contractors – gutters, electrical, etc.
 - iii. Tennis court maintenance
 - iv. Catch basin cleaning
 - v. Sidewalk repairs
 - vi. Mulching
 - vii. Tree Maintenance
 - viii. Increased insurance premiums

Comments from the audience

- Mike Hassan, #68 – expressed his opinion against any increase of fees, objected to amenity cost increases, suggested fees should be imposed for commercial vehicle parking, pool use, tennis court use, and children under the age of 10 years.
- Ilyse Gottlieb, #137 – thanked the BOD for being fiscally responsible. She agreed that the increase in fees is appropriate. Commented that the amenities are important to the community and value of the properties. Commented that association fees have not been increased for long period of time – which contributed to the need for the increase this year.
- Joe Butera, #60 – asked for a show of hands of those who used the tennis court and expressed his disagreement with the proposed cost to maintain the amenity. He expressed his opinion that FC is not a premium property, and expressed his dismay in the community property values.
- Ted Johnson, #9A – explained that he is a 30-year long owner/resident and commented that a “big plus” of the budget is the capital reserve concept. Ted commented that a reserve vs. an individual assessment is an important balance in the budget to consider.
- Roger Magoon, #86 – objected to the tennis court refurbish, objected to the dollar amount of the painting line item. Bill Nardi explained the painting bid was to paint over a period of 2 years – however the painting company asked to paint the entire community in one year; and said they would agree to be paid over a period of 2 years. The auditor requirement was to keep the painting line item at \$40,000, although only \$22,000 is remains to be paid. Roger also commented that as a PUD, homeowners pay for some maintenance fees that traditional condo owners do not pay for.
- Nanci Tetro, #138 – inquired why actual expenses are not reflected on the budget format. She also inquired about the \$1,000 Landscaping Committee line item, commenting that only \$300 had been spent in 2009. Treasurer, Luz Wheeler, corrected the misunderstanding, explaining that she maintains a detailed account of landscaping expenses – and that \$600 was actually spent in 2009.
- Lisa Krusienski, #107 – “agreed with many comments made tonight”. Expressed that she is of the

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opinion that the association fees are increasing too much.

- Joanne Spence, #24 – questioned how long the tennis court has been in need maintenance, and asked if the rainy 2009 spring/summer contributed to the mold on the surface.
- Secretary, Charlene Langston - #132, explained that in the beginning of the spring mold was only on the surface of two ends of the court – over the 2009 spring/summer seasons the mold increased to all four sides of the court and on an extensive amount of the tennis court surface.
- The BOD explained that before adding the tennis court maintenance line item in the 2010 budget, the BOD considered these facts: A professional quote of \$1,500 for a professional Tennis Court company to power wash the surface was received in the spring. Instead of having the court cleaned professionally, the first attempt to remedy the issue was to have Ray Howland use the Association power washer and commercial tennis court cleaning chemicals to clean the surface. That remedy was not effective at all. Additionally, it was explained that the mold has now created a liability issue. The FC tennis court has not had any maintenance since it was redone in the spring of year 2001 (9 years). Researching the options further showed that professional recommendation is that tennis court surfaces be power washed, crack sealed, and re-painted every 6 years. A quote (\$7,810) was received from M&M Tennis Court Co, and additional quotes are being sought.
- Mary Jane Parlow, Vice President, #83 - explained that the tennis court by itself is not the reason the fees are proposed to rise \$28/month for year 2010. She further explained the economic needs of the community, balanced with the general economic status of all, and the lack of significant increase of association fees for many years contributed to the proposed increase for 2010.
- Mike Hassan, #68 – explained that he believes there are “optional” expenses and “have to” expenses. Again, Mike suggested the revenue be made by fees for amenity usage.
- Charlene Langston, #132 – presented questions to the audience about:
 - i. Audience preference? - Choice of tennis court maintenance - \$1,500 to power wash or \$8,000 to maintain as recommended by M&M Tennis Court to preserve the surface of the court.
 - ii. Audience preference? - Choice of mulching – include mulching for clusters or not to include in the budget.

Further audience discussion continued, and no definitive response was determined.

- Joe Butera, #60 – questioned power washing of homes, and tree maintenance. Mary Jane Parlow explained the zinc strip testing was underway on the Club House roof as a possible solution community-wide. Power washing of individual units was completed in summer 2009 on a priority as-needed basis (balanced with the time needed for the FC superintendent to complete the work).
- Joanne Adamowicz, #2 – expressed that as a new owner the fee raise for this year is high in the light of the economy and that she looked at the raise as a percentage rather than a dollar number. Joanne commented that merit increases in the workplace do not cover the increase of association fees. She also commented that jobs are being lost in the present economy, making an association fee increase very hard on some individuals.
- Luz Wheeler, Treasurer, #28 – regarding the “economy” – Luz commented that merit increases at work do not balance with yearly increases in any area (i.e.: insurance premiums).
- Paul Mancarella, President, #141 – explained that the 12.7% increase is low in consideration of what it takes to operate the community/association on a yearly basis.
- Dennis Blais, #69 – “apologized” for the lack of fee structure increases that were (not) incorporated in budgets a decade ago when he served on the Board. Dennis stressed that the audience needed to be aware that a capital reserve is imperative and will offset individual assessments on necessary major projects (i.e.: repaving the roads, re-shingling roofs).
- Stu Simon, #14 – commented that FC is a “woodland community” – and asked if consideration was given to planting new trees. President Paul Mancarella explained that addition of trees was not a consideration at this time – the focus on tree/forest management is to remove dead trees and

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proactively remove trees that pose a liability issue.

V. Audience to Visitors

- Mike Hassan, #68 – recommended that communications before yearly budget planning be conducted by Board members with community in person prior to the proposal meeting.

VI. Status of Outstanding Issues – (see last page)

VII. Committee Reports

- Architectural Control Committee
 - i. ACC matters quiet at this time – one resident ACC request to be discussed in Executive Session.
- Audit Committee – No Report.
- Farmington Chase Newsletter – No Report / Next Quarterly newsletter to go out in December.
- Landscaping Committee – No Report.
- Maintenance Committee – No Report.
- Neighborhood Watch Committee – No Report. Mary Jane still waiting on a PD NW replacement to be named. No meeting planned at this time.
- Social Committee – Considering a December 5th Community Pot Luck Dinner.
- Sunroom Sub-Committee – Last meeting held on September 2. Guidelines are being finalized – for presentation purposes to the BOD and the community.
- Website Committee – No Report. Community news between published Newsletters will be posted on the Home Page.
- Welcome Committee – Reached out to 4 new residents – only one person responded. In the light of no return calls from door knockers left on new resident doors – the Committee to re-assess approach to welcome new neighbors. The BOD commented that a “welcome” to new neighbors continues to be a service that should be extended.

VIII. New Business

- Financial Report – No Report (other than the 2010 Budget discussed earlier).
- Other Matters – No matters were noted.

IX. Adjournment

The meeting was adjourned at 8:17 pm

Respectfully submitted, Charlene Langston, Secretary

X. Executive Session

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Action Items / Unfinished Business
September 22, 2009

Task #	Date Initiated	Task	Action for	Date Due	Follow Up	Category	9/22/2009 Status
046	1/27/2009	Bill Nardi/Imagineers to provide Vehicle Lists to NW Captain, MJ Parlow	Bill Nardi	1/30/2009		Report	On hold - to be updated with new contact sheet info
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	In process (as of 9/22/09 - too early to determine effectiveness)
076	5/1/2009	2009 Walk-Around Inspections	Bill Nardi / Audrey Kozma	5/31/2009		Yearly Inspections	Project on target. Re-inspections completed. Status of re-inspections: Imagineers to update the BOD
	8/25/2009	Contact CL&P to replace 5 light bulbs	Bill Nardi / Audrey Kozma			Maintenance	Ross Gottlieb volunteered to contact CL&P. Bill Nardi to check on status of Audrey's contact with CL&P.