



## **DRAFT MINUTES**

### **FARMINGTON AT FOREST COMPREHENSIVE**

**ANNUAL MEETING 2024**

**6:00PM, Thursday November 14, 2024**

**Mountain View Church 1077 Viewpoint Lane Forest VA 24551**

#### **AGENDA**

**-Call to Order**, 6:03PM. 52 Members represented in person or by proxy. 6/7 Board members present.

Board and ARC committee member Floyd Anderson welcomed the membership; he had generously volunteered the venue for this annual meeting so that a greater number of members could be accommodated. The setup and teardown of the chairs and tables, audio equipment, and coffee and water were graciously supplied by Mountain View Church volunteers.

Board President Al Grant officially opened the meeting, thanked Mountain View Church, and introduced the current Board members and management agent:

Al Grant-President

Doug Leech-Vice President

Richard Sterne-Treasurer (on vacation)

Kim Cheatham-Secretary

Jill Rufus-Director

Collin Irby-Director

Floyd Anderson-Director

Holly Snead, management agent from Brownstone Properties.

### **-Approval of Minutes 2023 Annual Meeting –N/A**

Holly Snead explained this is the first official members meeting of Farmington since the developers turned over the association in June/July of 2023, and this is the first opportunity for the membership to vote on their Board of Directors representatives. All of the other minutes from the regular board meetings are posted on the [www.farmingtonpoa.com](http://www.farmingtonpoa.com) website as are the upcoming meetings, which are always open to all Farmington members.

### **-Treasurer's Report-**

Included in the meeting package were 2025 operating Budget, Reserve budgets and analysis for both POA, former Club facilities, balance sheet, cash flow of income and expenses for 2024.

In the absence of Dick Sterne, Treasurer, Holly Snead reiterated that the current board of directors has been committed to maintaining the current dues structure as long as possible in the face of increasing prices and inflation. Changes have been made to the insurance, landscape contracts, pool management company, etc. to manage expenses. There are no dues increases reflected in the 2025 Budget. A new Reserve Study will be commissioned in 2025 for fiscal year 2026 per state statute, and the 2026 Budget will reflect those recommendations. Currently both the POA and Clubhouse Reserves are funded according to recommendations of the study.

### **-Committee Reports**

**ARC/Covenants, Landscape** – Doug Leech went over the projects addressed by these committees the previous year including ARC standards documents update, grounds contract, types of ARC requests, complaints, drainage issues, maintenance issues addressed this year, facility updates under consideration currently, and walking trail joint project with Waymaker Church currently pending.

**Social Committee**-Kim Cheatham described the various events hosted last year including the Easter egg hunt, back to school foam party, Halloween event (tabled because of lack of sponsorship) and upcoming Santa parade with will include the opportunity for the local fire department to “pass the boot” for donations this year. It was reiterated that ALL of the labor was donated, primarily by Kim and family, and MOST of the funding was also donated by Tina Friar, Brownstone Properties, Jill Rufus with EXP and other small donations from residents. The Farmington budget has been increased to help pay for these highly successful events, however, much more volunteer effort will be required to sustain this committee. Haley Drinkard has joined the committee this year.

**-President Report-Recap of projects done/ongoing** - Al Grant described the existing committees: ARC, Social, Pool, and Finance. His goal is to make sure each committee has 3-5 members moving forward. Committees are the working groups who investigate issues in order to make recommendations to the board of directors; their committee reports are part of the meeting packages and minutes.

**-Election of Directors**, 3-9 per the Bylaws, 3-year terms, unanimous by acclamation. No nominations from the floor.

THE CROSSINGS

Al Grant

SINGLE FAMILY (2)

Doug Leech, Floyd Anderson

THE RETREAT

Richard Sterne

ROCK CREEK

Vacant

THE TOWNES

Collin Irby

STONEY RIDGE CONDOS

Jill Rufus

JEFFERSON BLUFFS

Kim Cheatham

GRAYSTONE RIDGE

Janice Berkley

**-Old Business**

Question on loan balance and interest rate answered

**-New Business-matters from the floor**

Owners expressed concerns about speeding and safety, possible new equipment for the workout room, additional membership options for the pool in the upcoming season.

**-Adjournment 7PM**

Minutes respectfully submitted,

Holly Snead, management agent Farmington at Forest