

BOD Meeting Minutes-Approved

Board of Directors for Farmington Comprehensive POA, Inc.

January 9, 2025

6PM Farmington Clubhouse

**-Roll call, Proof of quorum of Board Members** – Al Grant, Doug Leech, Collin Irby, Floyd Anderson, Richard Sterne, Present. Jill Rufus and Kim Cheatham absent.

Holly Snead, Brownstone Representative acting secretary.

**-Proof of Notice of meeting** -placed on community calendar

**-Approve Draft meeting minutes** -Draft annual meeting December 2024-No changes, approved as written.

**-Reports of Officers and Committees**

**-President's Report**-Al Grant, N/A

**-ARC Committee**-Doug Leech reported there is a fence request pending that extends past the rear of the building, with a pre-existing fence on the property next door also extending past the rear yard. Also, a solar panel request that involves front-facing panels facing the street, which the ARC is not in favor of.

**Grounds-** Doug also reported the ongoing water leak at the social center is being investigated by Kannett. Kannett is also looking at light issues at the clubhouse, and push bar on in the community multi-purpose room that keeps getting unlocked. Pole light at the flag has been replaced. Floyd Anderson also reported sign lights at Glade Spring are also not working properly and have been disturbed.

**-Social/Activities Committee**-Kim Cheatham N/A

**-Financial**-Dick Sterne went over the year-financials for 2024; the major outlier is water usage and other utilities; water usage is over budget due to leak. Additionally, 2 payments made to the new pool management company for the 2025 season had to be made in 2024, accounting for \$7500 overage from budgeted for 2024. Utilities are \$16,517 over budget for 2024.

Account balance as of 12/31/24-\$28,954.92 Operating. \$318,412.74 Reserves.

2025 Budget considerations:

-10% increase in landscape contract unanimously approved by the BOD for a 3-year period with Kannett. \$27,014 annually. Dick to sign contract.

-Change in CPA for tax return this year due to cost savings, POA expertise.

**- Management Report**-Holly Snead, contained in BOD pre-meeting package.

No new board members from the annual meeting in December.

Holly to provide more details on CAI certification of Board members/classes.

Corporate Transparency filing requirement once again postponed by courts.

Holly to get proposals and RFP's for reserve study update 2025

**-Old Business-**

-Sign lights installed, but not currently working per Floyd.

-Annual Meeting date to be set in advance for October at Mountain View Church, Floyd Anderson, to arrange.

-No updates on walking trail project Waymaker Church

-Pending considerations on gym equipment and flooring

-Pending considerations on cameras and security upgrades, master locks.

**-New Business-N/A**-Social event calendar for 2025?

**-Matters from the floor-N/A**

**-Adjourn 7PM**

**-Next meeting date February 13, 6PM (second Thursday of the month)**

Respectfully submitted,

Holly Snead, acting secretary

PCAM, AMS, CMCA, Agent Farmington POA