

BOD Meeting Minutes-Draft

Board of Directors for Farmington Comprehensive POA, Inc.

October 10, 2024

6PM Farmington Clubhouse

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

Holly Snead, Brownstone Representative acting secretary.

-Proof of Notice of meeting -placed on community calendar

-Approve Draft meeting minutes September 2024-Not available

-Reports of Officers and Committees

-President's Report-Al Grant had held an informational Zoom meeting September 26, 2024, to hear presentations from several professional pool management companies. This session was attended by Al, Doug, Collin, Dick, and Holly. No business was transacted. Follow -up discussion will be held in executive session at the end of regular business items tonight.

-ARC Committee-Doug Leech reported there were no ARC requests since the last meeting. There are several drainage issues under consideration now, Doug is soliciting proposals from Kannett. Mowing along the VDOT berm on the entry into Farmington on Glade Springs, behind the guardrail especially, has been an issue this year, Collin will report to VDOT to see if they will step up with maintaining this area. The apartments, and Farmington POA have been doing this twice annually. There is a wetland area near the apartments near the creek that does not belong to either the apartments, or the POA, that remains a naturalized area and undisturbed as far as we know per the GIS.

The committee will meet early November to discuss Airbnb rentals and other needed items.

-Social/Activities Committee-Kim Cheatham N/A

-Financial-Dick Sterne went over the financials to date, the only major outlier is water usage which is very much over budget. We will follow up with BRWA on this, we do add a lot of water during the pool season; in the past, water was actually purchased and trucked in on occasion, and it was a very hot and dry summer for the majority. We will try to determine if there is any leak. The installation of the irrigation water meter will help us to identify and reduce costs.

Draft 2025 Budget considerations:

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

-Management fee per existing contract

-Possible increases in pool membership cost, or adding new membership options, to maintain the desirable level of members, (about 300 memberships sold in 2024), but increase pool income. Promoting social center and pavilion rentals also discussed.

-Possible changes to pool management and staffing costs, payroll taxes

-Increase in social committee funding

-Reserve contributions set to equal net zero cash flow projections, no change in dues structure

- Management Report-Holly Snead, contained in BOD pre-meeting package, focus on financial recap and draft budget 2025.

-Old Business-

-Sign lights installed, but not currently working.

-Annual Meeting date set November 14 at Mountain View Church, Floyd Anderson, sponsored the event and there will no charge to the membership for the venue. They will assist with setup as well. Many, many thanks to Floyd!

-New Business-N/A

-Matters from the floor-N/A

Pool Management Contract (Executive Session)

Professional pool management company proposals considered for 2025, final questions prior to entering into any contract are being compiled, all financial aspects being reviewed by BOD. No determination made at this time.

-Adjourn

-Annual meeting date Wednesday, 11/14/24, 6pm at:

Mountain View Church

1077 Viewpoint Lane

Forest, VA 24551

Respectfully submitted,

Holly Snead, PCAM, AMS, CMCA, Agent Farmington POA