

Approved.
4-17-18

FARMINGTON MEADOWS ANNUAL HOMEOWNERS MEETING
Truro Township Fire Station – Livingston Avenue, Reynoldsburg, Ohio
April 19, 2017 – 7:00 PM

The meeting was called to order by Dave Bates at 7:02 PM.

Declaration of Quorum / Certification of Proper Notification of Meeting:

Thirty-nine residents, the Board of Directors, and Dick Miller, Property Manager and Jodi Barford from New Concepts Property Management Company were present at the meeting. Dave Bates declared quorum was sufficient to conduct the annual meeting. Notices of the Annual meeting were mailed to unit owners in March.

Introduction of Board Members:

The Farmington Meadows Board of Directors were introduced by Board President, Dave Bates; Barb Gargaro, Treasurer; Deb Madden, Secretary; Other Members: Dennis Urban, Pam Schneider, Linda Kosanchick.

Approval of 2016 Annual Meeting Minutes:

Residents received a copy of the 2016 Annual Meeting minutes for review. Suzanne Lawrence made a motion to approve the minutes; motion was seconded by Bill Hewitt. A vote was taken and the motion carried unanimously.

Financial report for 2016:

The financial reports for the period ending 12/31/2016 were reviewed by Dave Bates. The reserve fund spreadsheet has been posted on the Farmington Meadows website at www.newconceptspropertymanagement.com. Suzanne Lawrence made a motion to approve the financial reports as of 12/31/2016; the motion was seconded by Carolyn Towers. A vote was taken and the motion carried unanimously.

President's Report:

- Three roofs were replaced in 2016. Buildings 6, 7 & 9 will have roofs replaced in 2017 by Newman.
- Sealing of the drive was completed at the east end of the community.
- The second third of the community drive will be patched and sealed in 2017.
- Six buildings (#1, 5, 6, 32, 33, 35) are scheduled for rehab, painting, power washing, and to be reviewed for rotten wood and/or need of caulking in 2017.
- Removal of older trees and shrubs has been completed by Joseph Tree Service. No mulch will be provided to residents in 2017. Residents are permitted to provide their own mulch but it must meet standards for the community.
- Changes and modifications to the Declarations & By-laws were presented and include:
 - The prohibition of Tier II & Tier III offenders residing in Farmington Meadows
 - Allowance of up to two pets per unit and prohibits specific vicious dog breeds from the community
 - Provision that only one (1) individual per unit can serve on the Board of Directors at a time
- The community water bill has increased significantly since the prior year. Some rate increase is probable cause, but residents were asked to check for leaks and have them repaired.
- Brochures regarding Issue 11 on the Reynoldsburg ballot for the May 5 election were made available for residents, courtesy of Marshall Spalding, City Council.
- Trash & recycling: Residents were asked to place all trash in cans to prevent trash from blowing around the community and to label all trash cans and recycling bins with house number for the resident unit.
- Dick Miller advised residents to be vigilant in watching out for each other for incidences of vandalism or other suspicious activities.
- Linda Kosanchick advised residents to keep lights on and keep garage doors closed.

Election of Directors:

Two positions are open on the Board of Directors to serve 3-year terms. Glenda Hewitt and Diana Stout were introduced as nominees and were given the opportunity to provide statements regarding their background and desire to serve on the Board. There were no nominations from the floor. Joan Newman made a motion to close the

nominations; motion was seconded by Doug Lawrence. Votes were then cast for the candidates. After a tally of the votes, Glenda Hewitt and Diana Stout were named as new members of the Farmington Meadows Board of Directors.


General Discussion:

- Announcement: The Farmington Meadows community garage sale will be held June 2 & 3.
- Announcement: Current units for sale include two 2-Bdrm units and one 3-Bdrm unit.
- Speeding in the community: Residents expressed concern regarding speeders in the community and the safety of young children, walkers, residents with mobility issues, and the need for speed limit signs. Board response: The Board will research placement of speed limit signs.
- Unit for Lease: Residents questioned the lease option for one of the units. Board response – Per the FM Handbook, leasing of a unit for a period not to exceed two years was approved by the Board due to a hardship situation. New Concepts Property Management will require a copy of the lease to verify lease parameters. Pam Schneider and Dick Miller will document the duration of the lease.
- Garage door seal: Board response – replacement of the seal is responsibility of the unit owner.
- Difficulty in contacting / receiving response from Property Manager: Residents are advised to try contact again if no immediate response or send an email to dmiller516@aol.com.
- Window/door replacements: Board response – all window and door replacements must be submitted in writing to the Board for approval prior to replacement. Screen door repair can be completed by Zettler Hardware on N. Hill Road.
- Unclean condition of walks around units: Board response: Residents are permitted to clean the walks around their units with approval from the Board.
- Fence/wall between the community and Wal-Mart: Board response – The Board has been in contact with the City of Reynoldsburg and Casto regarding the condition of fence. Residents are also welcome to contact Casto.
- Late night noise of delivery trucks behind Wal-Mart: Board response – Residents were advised to contact Wal-Mart’s manager regarding this issue.
- New resident’s receipt of the Farmington Meadows Handbook: Board response – It is the responsibility of the seller to provide a copy of the handbook to a new purchaser. The handbook and Declarations and By-laws are also posted at New Concepts Property Management’s website at www.newconceptspropertymanagement.com.
- Welcoming new residents: Pam Schneider currently welcomes new residents to the community.
- Personal replacement of bushes: Board response – Replacement of bushes and/or trees by unit owners requires approval of the Board.

Adjournment:

Suzanne Lawrence made a motion to adjourn the meeting; motion was seconded by Deb Datres; Following a vote, the motion passed unanimously. The meeting was adjourned at 8:00 PM.

4/17/2018
Minutes Submitted



Deb Madden, Secretary – Farmington Meadows Condo Association

4/17/2018
Minutes Signed