

Meadows at Morris HoA Meeting
SFMC Office
12084 Cadet Ct.
Manassas, VA 20109
Thursday, January 12, 2017

In Attendance:

Dan Alexy
Sabrina Ramsey – Secretary
Jeff Benson
David Jones – Director at Large
Julie Hebdon - Community Manager, SFMC, Inc.
Shayla Love – Assistant Manager, SFMC, Inc.

Absent: Victoria Swanson

Homeowners Present:

- Erica Fecko, 8898 Yellow Hammer
- Rebecca Sottle, 8842 Brown Thrasher
- Tom Cheng, 14422 Broadwinged
- Seerat Sandhu, 14104 Redstart
- James Gopman, 14283 Ladderbacked

Mr. Benson called the meeting to order at 7:00pm

Approval of Minutes:

Jeff motioned to accept the draft minutes of 11/17/16 as presented. David seconded. The motion passed unanimously.

Ratification of Unanimous Written Consent:

Jeff motioned to ratify the board's unanimous written consent of December 5, 2016 to waive late fees from January through March of 2017 in light of the transition to a new management agent. Sabrina seconded. The motion passed unanimously.

Homeowner Forum:

Erica Fecko, 8898 Yellow Hammer
- Discussed community newsletter, frequency of it, possibility of sending electronically, possibility of posting to Facebook anonymously

Committee Reports:

Activities:

- No report

Communications:

- No report

Covenants Committee:

- No report

Officer Reports:

- None

Management Report: The community manager answered questions regarding the management report that was included in the Board meeting packet.

New Business:

- 2105 Draft Audit; 2016/2016 Tax Preparation:

- Jeff motioned to approve the 2015 audit as prepared by Goldklang. Dave seconded. All in favor.
- Dave motioned *to accept the 2016/2017 audit and tax preparation engagement as presented by Goldklang Group CPAs, P.C. at a cost of \$6,150 and \$5,950 respectively.* Jeff seconded. All in favor.

Action: Management will request that the auditor waive the \$200 change in management fee for the 2016 audit and tax preparation services.

Action: Management will inquire of the auditor about writing off the telecommunications liability.

Action: Management will request that the 2016 audit be provided by June.

Executive Session:

Jeff motioned to enter executive session 7:47pm; Dave seconded. All in favor.

Jeff motioned to exit executive session at 8:35pm Dave seconded. All in favor.

Jeff moves to authorize management to accept payment plans not to exceed 6 months. Sabrina seconded. All in favor.

Jeff motioned to end the meeting at 9:03pm; Dave seconded. All in favor.