

## **Meadows at Morris Board of Directors Meeting**

**SFMC Building, Gainesville, VA**

**Thursday, January 17, 2019**

In attendance: Victoria Swanson, Jeff Benson, Dan Alexy,

Tracey Schaefer- Community Manager, SFMC, Inc.

Absent with notice: Sabrina Ramsey, Ken Rudnicki

**Homeowners Present:** -none

### **Call to Order:**

Ms. Swanson called the meeting to order at 7:12pm Mr. Alexy seconded. All in favor.

### **Review and acceptance of Agenda:**

- Mr. Benson motioned, Mr. Alexy seconded. All in favor.

**Homeowner forum:** none

### **Approval of minutes:**

- Mr. Benson motioned, Mr. Alexy seconded approval of October 2018 minutes. All in favor.

### **Committee Reports:**

Activities: Chair, Rob Gillette spoke to Board member regarding storage at pool. Management will address in April with Pool Management Company

Communications: No report

Covenants Committee: N/A

Management Report: N/A

### **Ratification of Unanimous Written Consent in lieu of a Board meeting:**

**11/06/18** To ratify the unanimous written consent of the board to approve the 2018-2019 snow removal contract with Snow Management Group.

**11/09/18** To ratify the unanimous written consent of the board to approve a \$100 late fee request for Acct #111002510 with the stipulation that the Homeowner pay assessments on time for the next 12 months. (Tracey to follow up with reminder letter to Homeowner regarding December payment.)

All motioned by Mr. Benson and second by Mr. Alexy. All in favor.

**Appointment of Officers:** Tabled

### **Financial Management:**

**December financial statements** – Review of assessments

**Debit Card reissue** - Tabled

### **Old Business/Unfinished Business:**

## **2019 Covenants Inspections: Tabled**

### **Pool Projects & Next Steps:**

**Pergolas** – Motion to approve replacement of pergolas with shade structure similar to currently installed structures with approx. \$43,300 from reserve account as replacement and balance from capital improvement account. Motion approved by Mr. Alexy, seconded by Mr. Benson. All in favor. Request made to add liquidated damages to contract so as not to impede on pool opening schedule.

**Pergola Insurance** – Motion to approve deposit of approximate \$502.35 refund from Nationwide from pergola storm damage and absorb tax on this amount. Motion approved by Mr. Alexy, seconded by Mr. Benson. All in favor.

**Pool Maintenance List** – Motion to approve the NV Pool items as outlined on estimate 3420 dated 11/15/18 excluding concrete repair, excluding install of pole hangers. Tracey to confirm janitorial supplies and confirm motor propeller repair. Motion by Mr. Benson, seconded by Mr. Alexy. All in favor.

**Pool Inventory** – Ms. Swanson will review inventory and scheduled replacement according to refresh schedule and recommend purchase before February meeting

**Pool Slide** – Motion to approve install of pool slide as proposed by NV Pools in 2018 not to exceed \$50,000. Motion approved by Ms. Swanson, seconded by Mr. Alexy. Denied by Mr. Benson.

**Pool Enhancements** – Tabled. Enhancements are tabled to bring splash pad and wading pool up to current standards due to expense. This will be added as a budget line item with a proposed scheduled to develop budget in July, approve budget and mail to homeowners in August. This will allow contract to be awarded in September 2019 with work to be performed during off season.

### **New Business:**

**Architectural applications** – Review via email

**Solar Panel update** - Tabled

**Monument Signs** - Tabled

### **Meeting Schedule –**

Motion by Ms. Swanson, second by Mr. Benson to approve the 2019 meeting schedule. All in favor. Locations to be confirmed.

1/10, 2/21, 3/14, 4/11, 5/9, 6/13, 7/11, 9/12, 10/10, 11/14 (annual meeting), 12/12

### **Trash Contract –**

American sent letter announcing an increase in rates beginning 2/1/19. SFMC to contact lawyer regarding breach of contract. Depending on outcome may seek proposals from previous bidders.

### **Adjournment**

Mr. Benson motioned to end the meeting at 9:02pm. Mr. Alexy second. All in favor.