

Meadows at Morris HoA Meeting
Glenkirk Elementary
Gainesville, VA
Thursday, February 9, 2017

In attendance:

Dan Alexy

Sabrina Ramsey

Jeff Benson

David Jones

Victoria Swanson

Julie Hebdon - Community Manager, SFMC, Inc.

Absent: none

Homeowners Present:

- Erica Fecko, 8898 Yellow Hammer Drive
- Rob & Terry Richtmyer, 14368 Sharpshinned Drive
- Brian Penatazer, 9008 Woodpecker Court
- Jennifer Oister, 8932 Yellowleg Court
- Abdel & Sandra Navarez, 14221 Sharpshinned Drive

Ms. Swanson called the meeting to order at 7:00pm

Approval of minutes:

Mr. Jones motioned to approve the October 20, 2016 minutes and January 12, 2017 minutes as presented or amended.

- Ms. Ramsey seconded.
- Mr. Alexy and Mr. Benson in favor.
- Ms. Swanson abstained.

Ratification of Unanimous Written Consent:

Mr. Jones motioned to ratify the unanimous written consent dated January 19, 2017 to write off homeowner balances of \$25 or less.

- Mr. Benson seconded.
- All in favor.

Design Review Applications:

Mr. Jones motioned to approve the design review application for 14454 Broadwinged Drive as presented.

- Mr. Benson seconded.
- All in favor.

Mr. Benson motioned to approve the design review application for 14283 Ladderbacked Drive as presented.

- Mr. Alexy seconded.
- All in favor.

Organization of officers:

Ms. Swanson motioned to appoint the following officer billets to serve until the next annual meeting:

- Dave Jones, President
- Victoria Swanson, Vice President

- Sabrina Ramsey, Secretary
- Jeff Benson, Treasurer
- Dan Alexy, Director at Large

Mr. Benson Seconded.

All in favor.

Homeowner Forum:

Erica Fecko, 8898 Yellow Hammer

- Discussed community newsletter feedback, inquired about quarterly mailings, communications committee status and brush to be removed around pond. Ms. Fecko also addressed issue of overflowing dog waste containers on the property. Ms. Hebron is to call and follow up with vendor.

Abdel & Sandra Navarez, 14221 Sharpshinned Drive

- Inquired about a basketball court to be built within the community in one of the many open spaces, specifically on the north side

Committee Reports:

Activities:

- No report

Communications:

- No report

Covenants Committee:

- No report

Officer Reports:

- None

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

New Business:

- Mr. Benson motioned to write off the balance of the telecommunications payable in the amount of \$89,952 as the Association as confirmed that there is no liability for the Association for this payable.

- Mr. Jones seconded

- All in favor.

- Mr. Alexy motioned, pending legal review by Meadows at Morris Farm Attorney's, to accept the pool management contract presented by High Sierra Pools for the 2017-2019 operating seasons at a cost of \$48,700 per year.

- Ms. Swanson seconded.

- All in favor.

- Mr. Benson motioned In accordance with Article 12, Section 12.2(B) of the Association's Declaration, if an Owner has defaulted in the timely payment of any two consecutive assessment installments, levied pursuant to the Declaration, the entire balance of the remaining annual or special assessment shall be automatically accelerated if the account has been turned over to the Association's legal counsel for collection, without the need for any further action by the Board of Directors, and the Association's legal counsel is authorized to demand and collect all such

accelerated amounts. This Motion shall apply retroactively for all accounts in collections with the Association's legal counsel.

- Mr. Alexy seconded.
- All in favor.

Executive Session:

Mr. Benson motioned to enter executive session 8:48pm.

- Mr. Jones seconded.
- All in favor.

Mr. Benson motioned to exit executive session at 9:14pm.

- Ms. Ramsey seconded.
- All in favor.

Mr. Benson moves to deny payment plan from resident at 8947 Yellowleg Court.

- Mr. Jones Seconded.
- All in favor.

Ms. Ramsey motioned to approve waiving the late and administrative fees as presented for resident at 8935 Yellowleg Court.

- Mr. Jones seconded.
- All in favor.

Ms. Swanson motioned to approve SFMC Architectural Assessment Inspection proposal at a cost of \$3,300 and accept routine completion inspections of property at no cost to HoA.

- Ms. Ramsey seconded
- All in favor.

Mr. Benson motioned to end the meeting at 9:19pm.

- Mr. Jones seconded.
- All in favor.