

MORRIS FARM COMMUNITY ASSOCIATION INC.
TOWN HALL & BOD Meeting
Thursday, March 17, 2016
Greenwich Presbyterian Church
15305 Vint Hill Rd., Nokesville, VA 20181

In Attendance:

Jeff Benson – President
Victoria Swason – Vice President
Sabrina Ramsey - Secretary

Absent:

Dave Jones – Director at Large
Jonathan Catania - Treasurer

1. CALL TO ORDER:

Mr. Jeff Benson called the Board of Directors meeting to order at 7:07 p.m.

2. APPROVAL OF MEETING MINUTES:

Mr. Jeff Benson motioned to approve the February 18, 2016 with a change noted to the approval for mailing of an events flyer to announce the Activities committee Easter Egg Extravaganza. Mrs. Victoria Swanson seconded the motion and the motion was approved.

3. OPEN FORUM:

N/A

4. COMMITTEE REPORTS:

The Activities Committee requested a key to the pool house for the purpose of the events put on by the Committee; The Board of Directors requested the Committee utilize the lock box for the key. The Committee also requested temporary signs to be allowed near the gazebo for events, that will be up during the week of the event and taken down immediately after. The Board approved the signs to be placed up for the Social Committee events, so that the signs are only up for a week's time and are removed immediately after the event has taken place.

A new candidate for the Activities Committee was provide:

Mr. Jeff Benson motioned to approve Danielle McDonald as a new Activities Committee member. Mrs. Sabrina Ramsey seconded the motion and the motion was approved.

The Board of Directors would like to schedule a time at the next meeting, during Executive Session, to meet with the Architectural & Covenants Committee and review their minutes and discuss meeting dates.

5. ELECTION OF OFFICERS:

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The following are the positions elected by the Board of Directors:

Jeff Benson - President
Victoria Swanson - Vice President
Secretary - Sabrina Ramsey
Jonathan Catania - Treasurer
Dave Jones - Director at Large

6. MANAGEMENT REPORT:

Ms. Lynne Moore provided the operational calendar to include the Activities Committee events for 2016.

Pool Season 2016: The water at the pool house was turned on with only some minor repairs / leaks reported. Those have since been repaired. The bathrooms of the pool house were cleaned to include toilets and showers only - per the Board of Directors request.

High Sierra can change the water function / pressure to the splash pad and will attempt to do so this pool season. In addition, pool season is fast approaching and the pool pass application draft was provided to the Board for review. The Board was pleased with the application and would like to combine it with the pool rules. The Board would like to note they are still accepting old guest passes.

7. OLD BUSINESS:

The Board of Directors was provided three proposals for the playground equipment at Peacoack Park. The Board of Directors requested a meeting at the park with Sport System, one of the vendors who provided a proposal, to discuss the ideas proposed and mark the area for possible additional equipment.

The Board was provided proposals and previously met with multiple asphalt & concrete professional companies. The Board is in favor of Brothers Paving, as they feel they provided the most knowledge and recommendations for their current state.

Mr. Jeff Benson motioned to approved the asphalt repairs to the pool parking lot and near the townhomes, in the amount of \$7,700 to be performed by Brothers Paving. Mrs. Sabrina Ramsey seconded the motion and the motion was approved.

A motion for the repairs to the courtyard driveways was tabled until all Board Members are present. The Board requested pictures printed in color of what the driveways would look like if repaired with just concrete and no brick replacement, as they were warned if the brick were to be replaced, it could fail again.

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Attorney: Mr. Jeff Benson motioned to approve Chadwick and Washington, the current legal counsel for the Meadows at Morris Farm Association, to continue as the legal counsel. Ms. Sabrina Ramsey seconded the motion and the motion was approved.

Ms. Victoria Swanson provided information regarding follow up from the Town Hall meeting (previously held with County Supervisor & VDOT). The County is reviewing specific areas in the community to be considered "no parking" zones and will work with Victoria who will provide information to the Board. In addition VDOT is reviewing the number of signs at the Yellow Hammer entrance for consolidation.

8. NEW BUSINESS:

CLS provided a proposal for the irrigation repairs to Rollins Ford and Peacock Park. Mr. Benson inquired about the consistent charges of backflows each year. Ms. Moore is to reach out to Jason of CLS regarding the charges. CLS also provided proposals for tot lot mulch and

Mr. Jeff Benson motioned to approve CLS proposal for irrigation in the amount of \$2,158, pending a response in regards to the consistent charges of backflows each year. Ms. Sabrina Ramsey seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to approve CLS proposal for the tot lot mulch in the amount of \$4,550. Ms. Victoria Swanson seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to approve the CLS proposal for the tree work to include cutting down and trimming threatening trees near 14271 Sharpshinned Dr. in the amount of \$8,900. Ms. Sabrina Ramsey seconded the motion and the motion was approved.

9. EXECUTIVE SESSION:

Mr. Jeff Benson motioned to move into Executive Session at 8:31 p.m. Ms. Victoria Swanson seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to move out of Executive Session at 8:34 p.m. Ms. Victoria Swanson seconded the motion and the motion was approved.

There were no actions required during Executive Session.

ADJOURNMENT:

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With no further questions or discussion, the meeting was adjourned at 8:35 p.m.

Respectfully Submitted

Charie Carter, Recording Secretary (L&N)