

MORRIS FARM COMMUNITY ASSOCIATION INC.
TOWN HALL & BOD Meeting
Thursday, April 21, 2016
Greenwich Presbyterian Church
15305 Vint Hill Rd., Nokesville, VA 20181

In Attendance:

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

Absent:

Jeff Benson - President

1. CALL TO ORDER:

Mrs. Victoria Swanson called the Board of Directors meeting to order at 7:07 p.m.

2.EXECUTIVE SESSION

***Mrs. Victoria Swanson motioned to move into Executive Session at 7:07 p.m.
Mr. David Jones seconded the motion and the motion was approved.***

Mrs. Victoria Swanson motioned to move out of Executive Session at 7:37 p.m. Mrs. Sabrina Ramsey seconded the motion and the motion was approved.

There were no motions to be made outside of Executive Session. The Board of Directors met with the Chair of the Rules & Covenants Committee to discuss the procedures in place, and what they expect to see going forward from the Committee.

3. MEETING MINUTES:

Mrs. Victoria Swanson motioned to approve the March meeting minutes, with the noted revisions by Mrs. Swanson to be made. Mrs. Sabrina Ramsey seconded the motion and the motion was approved.

4. COMMITTEE REPORTS:

The Activities Committee reported the Easter Egg Extravaganza was a successful event. The Committee also noted the vendor fair was extremely successful with 50-100 people in attendance, and 6 vendors. The Committee might possibly host a second vendor fair in the future. The next event will be the pool opening. The Committee has requested \$1,000 to pay vendors as needed, such as the DJ. Management instructed the Chair of the Committee, to send them an email with the amount requested and a check will be provided to the Committee. The Committee must also provide Management with receipts after the event.

6. MANAGEMENT REPORT:

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Ms. Lynne Moore provided the operational calendar. Ms. Moore noted the pool applications have been sent to MMF residents and the Management Office has received 130 returned applications. Ms. Moore has completed Annual Inspections and the list of violations can be found in Member's package under Executive Session. Ms. Moore noted the delinquency rate has dropped and that is partially due to the pool pass application, as delinquent accounts are not permitted to use the pool. The pool repairs, pool pump and possibly the pool cover are all in need of repairs or replacements. Proposals are in Members package except the cover, that may be able to be saved for the season.

7. OLD BUSINESS:

The Board of Directors was provided three proposals for the playground equipment at Pocket Park located at Broadwinged & Willett Way. After a review at the March meeting the Board proceeded with a motion:

Mrs. Victoria Swanson motioned to approve the proposal submitted by Sport Systems at a cost not to exceed the proposed amount of \$46,288. Mrs. Sabrina Ramsey seconded the motion and the motion was approved.

The Board was provided proposals and previously met with multiple asphalt & concrete professional companies. An amount of \$141,600 for the brick driveways located at the cluster homes, was provided to Members. After a review, the Board tabled a motion and have requested the following questions be answered by the contractor; confirm the amount of driveways, and have Brothers Paving list the driveways that will be accomplished. Second, look into 4' inch PSI instead of 6' inch, and provide price difference. And also inquire about a price reduction based on quantity.

8. NEW BUSINESS:

CLS provided a proposal for the removal of three trees at Peacock Park. After a discussion, the Board tabled a decision on the tree removal.

Management met with a representative from Prince William County in regards to letters sent to MMF regarding a cleanup of the wet & dry ponds on the property. After speaking with the representative, Management received proposals from Community Landscaping Services and Specialty Services of Virginia, to perform a cleanup of the areas. A list that was provided from the County of the noted areas and what needs to be accomplished, will be provided to the awarded contractor.

Mr. Jonathan Catania motioned to approve the proposal provided by Community Landscape Services for the total cost of \$1,800 to perform a cleanup of the dry and wet pond at MMF, to include trash that is in visible site, and payment to not be received until an inspection is performed by Management. Mr. Dave Jones seconded the motion and the motion was

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approved.

Mr. Dave Jones motioned to approve the proposal provided by High Sierra Pools in the amount of \$4,195 for the pool pump replacement. Mrs. Sabrina Ramsey seconded the motion and the motion was approved.

A homeowner has contacted Management in regards to an area behind Barn Owl Ct. that offers a large area of grass. The resident noted the grass does not grow consistently throughout and many areas are dirt patches. Mrs. Sabrina Ramsey has volunteered to meet with the homeowner and discuss their ideas for the area.

Another resident has contacted Management in regards to a wooded area behind his home that is used often by children and he states they are destroying the vegetation. As this is not specifically owned by the homeowner, and is a wooded area, the Board nor Management can stop children from playing in the area. The homeowner will be instructed to contact the police should he see anything illegal activity happening in the area.

9. EXECUTIVE SESSION:

Mrs. Victoria Swanson motioned to move into Executive Session at 9:10 p.m. Mrs. Sabrina Ramsey seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to move out of Executive Session at 9:21 p.m. Ms. Victoria Swanson seconded the motion and the motion was approved.

Mr. Jonathan Catania motioned to approve the payment plan proposed by Account Number 170-7616, and should the homeowner default on a payment, the original late fees and legal process will be restored. Mrs. Sabrina Ramsey seconded the motion and the motion was approved.

A unanimous motion made electronically to approve the payment plan for Account number 170-7894, provided by the Association's attorney.

ADJOURNMENT:

With no further questions or discussion, the meeting was adjourned at 9:23 p.m.

Respectfully Submitted

Charie Carter, Recording Secretary (L&N)