

Meadows at Morris HoA Meeting
Glenkirk Elementary
Gainesville, VA
Thursday, May 11, 2017

In attendance:

Dan Alexy
Sabrina Ramsey
Jeff Benson
David Jones
Victoria Swanson
Tracey Schaefer - Community Manager, SFMC, Inc.

Absent: none

Homeowners Present:

- Rob Gillette, 14327 Broadwinged Drive
- Raghon, 8944 Yellow Leg Court
- Jennifer Oister, 8932 Yellowleg Court
- Van Alford 8948 Yellowleg Court
- Dana Alexy, 14458 Broadwinged Drive
- Terri Richtmyre, 14368 Sharpshinned Drive
- Michael Waddle, 8833 Screech Owl Court
- David Dowson (?), 14109 Restard Court
- Erik Figureiedo, 8821 Screech Owl Court
- Tom Cheng, 14422 Broadwinged Drive
- Anita Whitfield, 8901 Ruffed Grouse Court
- Sally MacDonald, 14338 Broadwinged
- Rebecca Sottile, 8842 Brown Thrasher Court
- Oscar Ortega, 14077 Indigo Bunting Court

Mr. Jones called the meeting to order at 7:02pm

Approval of previous minutes:

Mr. Benson motioned to approve the March 9, 2017 minutes as presented or amended.

- Mr. Alexy Seconded
- All in favor
- Ms. Swanson and Mr. Jones abstained

Ratification of unanimous written consent:

- To ratify the unanimous written consent of the board to approve CLS proposal E17-3412a Items #1, 2, 3, 4, 5, 6, & 7 in the amount not to exceed \$105,088
- Mr. Alexy Motioned, Mr. Benson seconded. All in favor.
- To ratify the unanimous written consent the board to approve the contract with ZyEdge for the purchase of wireless equipment for the pool in the amount not to exceed \$3470.
- Mr. Benson motioned, Mr. Alexy seconded. All in favor.

Guest Speaker, FusionTeks:

Mr. Lakshimpathi discussed the implementation of the new online pool portal for the 2017 season.

Design Review Applications:

Mr. Benson motioned to approve the design review application for 14029 Willet Way as presented.

- Ms. Swanson seconded.
- All in favor.

Mr. Benson motioned to approve the design review application for 8845 Yellow Hammer Drive as presented.

- Ms. Swanson seconded.
- All in favor.

Mr. Benson motioned to approve the design review for 8901 Ruffed Grouse Court as amended.

- Ms. Ramsey seconded.
- All in favor.

Mr. Benson Motioned to approve the design review for 8932 Yellow Leg Court as presented.

- Mr. Alexy seconded.
- All in favor.

Mr. Benson motioned to approve the trash hide as presented for 14327 Broadwinged Drive.

- Ms. Swanson seconded.
- All in favor.

Mr. Benson motioned to approve the design review for 14422 Broadwinged Drive as presented pending an updated plat be submitted.

- Ms. Swanson seconded.
- All in favor.

Homeowner Forum:

Van Alford, 8948 Yellow Leg Court

-Inquired about trash can storage; with regards to his specific lot; inquired about amending language in governing docs

Erik Figureido, 8821 Screech Owl Court

- Inquired about trash can storage issue and would like see application of the rule updated

Sally MacDonald, 14388 Broadwinged Dr

- Inquired if the board or management company has spoken to county about trash can enforcement

Adam Fils, 8839 Screech Owl Court

- Asked questions regarding fences for his specific type of home, inquired about courtyard driveways that in need of repairs

Mike Addell – 8833 Screech Owl Court

-Shared concerns about driveway repairs for courtyard homes, wants to know about discounts for the homeowners for the portion of their driveway they are responsible for

Financial Management:

To accept the draft audit as presented.

- Mr. Jones motioned
- Ms. Ramsey seconded

- All in favor

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.

Old Business:

- Mr. Alexy motioned to approve pictures for the pool passes for ages 12 and up who can be at the pool alone for the 2017 season.
 - Ms. Ramsey seconded.
 - All in favor.
- Ms. Swanson motioned for pool passes requirement to be "waived" until June 1, 2016
 - Mr. Alexy seconded.
 - All in favor.

New Business:

- Mr. Benson motioned to approve CLS proposal E17-3552 to replace two Norway Spruces in the empty space behind 14205 Shaprshinned Drive for an amount not to exceed \$1150.
 - Ms. Ramsey seconded.
 - All in favor.

Executive Session:

Mr. Benson motioned to enter executive session 8:35pm.

- Ms. Swanson seconded.
- All in favor.

Ms. Swanson motioned to exit executive session at 9:43pm.

- Mr. Jones seconded.
- All in favor.

Ms. Ramsey moves to accept settlement offer at the recommendation of counsel for 8947 Yellowleg Court.

- Mr. Alexy seconded.
- All in favor.

Mr. Jones motioned to approve removal of \$425 in late fees as long as homeowner stays current makes double payments as presented for 8809 Screech Owl Court.

- Mr. Alexy seconded.

- All in favor.

Mr. Jones motioned to approve the covenant hearings as presented with the stipulation that the can(s) must be clean, with a lid, and not visible from main street (14307 Grackle Court, 8948 Yellowleg Court).

- Mr. Alexy seconded.

- All in favor.

Mr. Jones motioned to wave late fees as presented for the following accounts:

- 8902 Screech Owl Court

- 14113 Flicker Court

- 8841 Yellowthroat Court

- Ms. Ramsey seconded

- All in favor

Mr. Benson motioned to end the meeting at 9:43pm.

- Mr. Alexy seconded.

- All in favor.