

Meadows at Morris Farm Homeowners Association
Board of Directors Meeting
Glenkirk Elementary
Gainesville, VA
Thursday, June 8, 2017

In attendance:

Dan Alexy
Jeff Benson
David Jones
Victoria Swanson
Tracey Schaefer - Community Manager, SFMC, Inc.
Dana Mirch - Executive Director of Management, SFMC, Inc.

Absent: Sabrina Ramsey

Homeowners Present:

Dana Alexy, 14458 Broadwinged Drive
Patricia and Sean Driscoll, 14282 Ladderbacked Drive
Stan Munson, 14263 Catbird Circle

Mr. Jones called the meeting to order at 7:11pm.

Resident Open Forum:

- Resident expressed concern over trees in Peacock Park.
- Resident inquired about the ability of residents to use common area for personal events/activities.
- Resident expressed concern about lifeguard inattentiveness and pool management.

Approval of agenda:

Ms. Swanson motioned to approve the agenda as presented.

- Mr. Benson seconded.
- All in favor.

Approval of minutes:

Minutes from the May 11 meeting were not available.

Ratification of Unanimous Written Consent:

Mr. Benson motioned to ratify the unanimous written consent of the board to approve the proposal from Sport Systems, LLC for \$9,536 to replenish playground surface at the three community playgrounds as outlined in the proposal.

- Ms. Swanson seconded.
- All in favor.

Financial Statements:

Mr. Benson motioned to move \$125,000 from account 1071 - Congressional Money Market to the Morgan Stanley investment account.

- Mr. Alexy seconded.
- All in favor.

Contract Services:

Jason Cushman from CLS was present to address landscaping issues in the community.

Committee Reports:

Activities:

- No report

Communications:

- Mr. Jones and Ms. Dana Alexy will meet to conduct a requirements-gathering session for the website.

Covenants:

- The board considered proposals for re-engaging the covenants committee.

Officer Reports:

- None

New Business:

Mr. Benson motioned to approve up to \$2,500 of watering for established and new landscaping beds.

- Mr. Alexy seconded.
- All in favor.

The board considered a CLS proposal for the removal of two dead pine trees in the parking island on Catbird Circle.

- No action taken.

The board considered keypad installation for the pool doors.

- No action taken.

Design Review Applications:

Mr. Jones motioned to approve the design review application for 8930 Kingbird Ct. as presented.

- Mr. Benson seconded.
- All in favor.

Mr. Benson motioned to approve the design review application for 8810 Screech Owl Ct. as presented.

- Mr. Alexy seconded.
- All in favor.

Mr. Benson motioned to approve the design review application for 8831 Barn Owl Ct. as presented.

- Mr. Alexy seconded.
- All in favor.

Resident and Miscellaneous Matters:

Stan Munson, 14263 Catbird Circle, presented his request for a home-based music lesson business.

Executive Session:

Mr. Benson motioned to enter executive session 9:02pm.

- Mr. Jones seconded.
- All in favor.

Mr. Jones motioned to exit executive session at 9:40pm.

- Mr. Benson seconded.
- All in favor.

Mr. Benson motioned to set account for 14282 Ladderbacked Drive to a zero balance and provide resident with pool passes.

- Ms. Swanson seconded.
- All in favor.

Review of Action Items:

- Management will solicit bids for pond maintenance
- Management will provide pool rules to lifeguards
- Management will prepare letter to the PWBOCS on Mr. Munson's behalf.
- Management will solicit pool cover bids.
- Management will research thermal distortion issue and provide recommendations on how to handle
- Management will contact Doody Calls to revisit the community.
- Management will solicit trash proposals.
- Management will have the locks changed at the pool house and obtain a "do not copy" key.
- Management will obtain proposals for new legal counsel.
- Management will conduct a pool furniture inventory at the end of the season.

Mr. Jones motioned to adjourn the meeting at 9:41pm.

- Ms. Swanson seconded.
- All in favor.