

**DRAFT MINUTES  
MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

**August 10, 2017**

Greenwich Presbyterian Church  
15305 Vint Hill Road  
Nokesville, VA 20181  
7:00 P.M.

**BOARD MEMBERS PRESENT**

Victoria Swanson – Vice President  
Jeff Benson – Treasurer  
Dan Alexy – Director

**BOARD MEMBERS ABSENT**

David Jones – President  
Sabrina Ramsey – Secretary

**ALSO IN ATTENDANCE**

|                 |            |
|-----------------|------------|
| Tracey Schaefer | SFMC, Inc. |
| Dana Mirch      | SFMC, Inc. |
| Cheri Thacker   | SFMC, Inc. |

**I. CALL TO ORDER**

The meeting was called to order at 7:02 P.M. by Vice President Swanson.

**II. ROLL CALL/ESTABLISH QUORUM**

**III. OWNER COMMENT PERIOD**

A resident inquired about the broken bench at Peacock Park.  
A resident inquired about the status of an architectural application.  
A resident inquired about a camper parked on Sharpshinned Drive.  
A resident inquired about their sidewalk not being level with their porch stairs.  
A resident inquired about their neighbor running a business out of his garage.

**IV. REVIEW AND ACCEPTANCE OF AGENDA**

**Motion:** Mrs. Swanson made a motion at 7:20 P.M. to approve the agenda. Mr. Alexy seconded the motion and all were in favor by voice acclamation.

**V. APPROVAL OF MINUTES**

**Motion:** Mr. Benson made a motion at 7:19 P.M. to approve the minutes from the May meeting. Mr. Alexy seconded the motion and all were in favor by voice acclamation.

**Motion:** Mr. Alexy made a motion at 7:19 P.M. to approve the minutes from the July meeting. The motion passed 2-0-1.

## **VI. FINANCIAL MANAGEMENT**

**Motion:** Mr. Benson made a motion at 8:08 P.M. to move \$50,000 of Unappropriated Members Equity to Replacement Reserves. Mr. Alexy seconded the motion and all were in favor by voice acclamation.

Mr. Benson advised Management that he would like SFMC to produce a 12-month cash flow projection for the Operating Account.

Mr. Benson directed Management to move \$100,000 from the Congressional Money Market to Morgan Stanley to be put into a CD.

## **VII. UNFINISHED BUSINESS**

The revised mowing and edging map was tabled until the next meeting. Management will start getting landscaping proposals.

**Motion:** Mr. Benson made a motion at 7:34 P.M. to approve the proposal from Community Landscape Services to repair the sprinkler heads. Mr. Alexy seconded the motion and all were in favor by voice acclamation.

**Motion:** Mr. Benson made a motion at 7:41 P.M. to approve the proposal from Community Landscape Services to conform to VDOT's line of sight request with the addition of replacing the trees with at least 3-inch caliber trees at a cost not to exceed \$5,000. Mrs. Swanson seconded the motion and all were in favor by voice acclamation.

**Motion:** Mr. Benson made a motion at 7:45 P.M. to accept Option #1 of DoodyCalls' proposal making the station located at the end of Yellow Hammer Drive a double unit with an additional double unit to replace the station at the entrance to Peacock Park on Sharpshinned Drive. Mr. Alexy seconded the motion and all were in favor by voice acclamation.

The trash service quote from American Disposal Services is still being negotiated by Management. A final quote will be presented at the next meeting.

**Motion:** Mrs. Swanson made a motion at 7:53 P.M. to approve the \$4,300 proposal from Professional Golf Arborists as written. Mr. Alexy seconded the motion and all were in favor by voice acclamation.

**Motion:** Mr. Benson made a motion at 7:56 P.M. to do a full inventory of all the trees in the community with JP Lange Consulting. Mr. Alexy seconded the motion and all were in favor by voice acclamation.

## **VIII. NEW BUSINESS**

**Motion:** Mrs. Swanson made a motion at 7:47 P.M. to install a pet waste station at Willet Way Pocket Park close to the walkway with placement advice from

DoodyCalls at a cost not to exceed \$600. Mr. Benson seconded the motion and all were in favor by voice acclamation.

**Motion:** Mr. Benson made a motion at 8:00 P.M. to approve Virginia Water and Wetlands' proposal for monitoring and maintenance of the storm water management pond at a cost of \$425/month. Mr. Alexy seconded the motion and all were in favor by voice acclamation.

**Motion:** Mr. Benson made a motion at 8:20 P.M. to hold a dog swim on the last day of pool season during the last 30 minutes. Mr. Alexy seconded the motion and all were in favor by voice acclamation.

**Motion:** Mr. Benson made a motion at 8:22 P.M. to move to a 5-year life cycle on pool furniture, with 20% of the furniture to be replaced after inventory is checked at the end of the 2017 season. Mrs. Swanson seconded the motion and all were in favor by voice acclamation.

Management will start getting proposals for the pool house.

**IX. RESIDENT AND MISCELLANEOUS MATTERS**

**X. EXECUTIVE SESSION**

Mrs. Swanson left the meeting and Mr. Benson made a motion at 8:44 P.M. to enter into executive session. The motion passed 2-0.

Mr. Benson made a motion at 9:00 P.M. to exit executive session. The motion passed 2-0.

**XI. REVIEW OF ACTION ITEMS FOR NEXT MEETING**

**XII. ADJOURNMENT**

Mr. Benson made a motion at 9:30 P.M. to end the meeting. The motion passed 2-0.