

Meadows at Morris Farm Homeowners Association
Board of Directors Meeting
Glenkirk Elementary School
Gainesville, VA
Thursday, September 14, 2017

In attendance:

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

Absent:

Sabrina Ramsey
David Jones

Homeowners Present:

None

Ms. Swanson called the meeting to order at 6:43pm.

Executive Session:

Ms. Swanson motioned to enter Executive Session at 6:45pm.

-Mr. Benson seconded.
-All in favor.

Ms. Swanson motioned to exit Executive Session at 7:02pm.

-Mr. Benson seconded.
-All in favor.

Ms. Swanson motioned to approve the \$165.50 fee waiver for YELL8821 if the \$779.69 is paid, the resident has a good payment history and the resident signs up for autopay.

-Mr. Benson seconded.
-All in favor.

Ms. Swanson motioned to waive the \$125.00 late fee for SHAR14201.

-Mr. Benson seconded.
-All in favor.

Ms. Swanson motioned to write off aged owner balances as specified in the attached list, for a total amount of \$9972.11

-Mr. Benson seconded.
-All in favor.

Resident Open Forum:

No residents were present for open forum.

Approval of agenda:

Ms. Swanson motioned to approve the agenda as presented.

- Mr. Benson seconded.

- All in favor.

Guest speakers:

Janie Rhoads, MercerTrigiani

Erik Fox, ReesBroome

Mr. Alexy motioned to engage ReesBroome for general legal counsel and collections services on behalf of the HOA.

-Ms. Swanson seconded.

-All in favor.

Unfinished Business:

Mr. Benson motioned to approve the revised 2017-2020 trash contract from ADS, which charges \$9.95 per home.

-Ms. Swanson seconded.

-All in favor.

Mr. Benson motioned to approve removal of trees on the immediate and high priority lists on the JL Tree Care Critical Trees list for an amount not to exceed \$25,000.

-Ms. Swanson seconded.

-All in favor.

New Business:

Ms. Swanson motioned to not renew the landscaping management contract with CLS.

-Mr. Alexy seconded.

-All in favor.

Mr. Alexy moved to accept the aerating and overseeding contract from CLS with the stipulation that it is done within the next 30 days.

-Mr. Benson seconded.

-All in favor.

Ms. Swanson motioned to replace 50% percent of the pool lounge chairs.

-Mr. Alexy seconded.

-All in favor.

Irrigation repairs

TABLED

Pond maintenance renewal contract

TABLED

Mr. Benson motioned to accept the 2017-2018 renewal contract from Snow Management Group for snow and ice removal.

-Mr. Alexy seconded.

-All in favor.

Resident and Miscellaneous Matters

None

Mr. Benson motioned to adjourn the meeting at 8:56pm.

- Ms. Swanson seconded.

- All in favor.