

Meadows at Morris HoA Meeting
Greenwich Presbyterian Church
Nokesville, VA 20181
Thursday, September 15, 2016
APPROVED

In attendance:

Victoria Swanson – Vice President

Jonathan Catania – Treasurer

Sabrina Ramsey – Secretary

Dave Jones – Board Member at Large

Lynne Moore- Senior Community Manager, Legum & Norman, Inc.

Allen Warren – Chadwick Washington PLC

Absent: Jeff Benson – President

Ms. Swanson called the meeting to order at 7:02pm

Approval of minutes: Motion was made by Mr. Catania, Ms. Ramsey seconded, all in favor. Mr. Jones abstained.

Homeowner Forum:

Dean Smith, 8597 Sedge Wren Drive

- Inquired as to the official process to communicate any issues/problems within the community
- Inquired about the easement and “open” area behind his home as to where the actual boundary line is

Committee Reports:

Rob Gillette, Activities

- Last two events for the year: Yard Sale this Saturday, Sept 17th, Movie night Saturday Oct 1st.

Tom Cheng, Communications

- Indicated another member has resigned, he is doing this solo

Covenants Committee:

- No report

Officer Reports:

None

Management Report: The community manger answered questions regarding the management report that was included in the Board meeting packet.

Unfinished business:

- Concrete Repairs:
 - Courtyard Cluster homes – tabled until October (Town Hall to be scheduled for residents affected)
- Landscape proposals:
 - Dead plant proposal tabled until spring 2017

- Sedge Wren and Grackle (drainage and erosion buffer) – Victoria requested a proposal from CLS to hydro-seed this area.

-Playground Update:

- Mulch added to Peacock Park (about 8”) and new Willet Park mulched as well

New Business:

- Trash/Recycling Contract Renewal:

- Mr. Jones motion to approve the renewal of the trash/recycling contract with American Disposal pending attorney review of the agreement, Mr. Catania seconded. All in favor.

- Architectural Applications:

- Gilbert, 8914 Screech Owl –Ms. Swanson motioned to approve as presented, Mr. Catania seconded. All in favor.

- Soja, 14029 Willet Way – Ms. Swanson motioned to reject as presented (privacy fences are not allowed per the guidelines except for townhomes), Mr. Catania seconded. All in favor.

- Pathak, 14412 Sharpshinned - Ms. Swanson motioned to reject as presented (no personal property is allowed in common area per the guidelines section 3.4 of the architectural guidelines), Mr. Catania seconded. All in favor.

- Park, 14416 Sharpshinned – Ms. Swanson motioned to approved as presented, Mr. Jones seconded. All in favor.

Executive Session:

Ms. Swanson motioned to move into executive session for purposes of discussing delinquencies and rule violations at 7:58pm. Mr. Catania seconded. All in favor.

Ms. Swanson motioned to reconvene into open session. Mr. Catania seconded at 8:30pm. All in favor.

Ms. Swanson Motion to fine account #00170-9546, 00170-9863, 00171-0454 \$5/day up to 90 days for continued violations. Ms. Ramsey seconded. All in favor.

Victoria motioned to approve #00173-0719 postponed to October Meeting, Mr. Catania seconded. All in favor.

Ms. Swanson motioned to deny request from Acct #171-1819 that the violation was corrected. The Board agreed that it was not corrected and to proceed with charges as stated in the hearing results letter. Ms. Ramsey seconded. All in favor.

Ms. Swanson motioned to approve Payment plan request for account #1710739. Mr. Catania seconded. All in favor.

Ms. Swanson motioned to end the meeting at 8:32pm. Mr. Catania seconded. All in favor.

Submitted by

Sabrina Ramsey – Secretary of Meadows of Morris Farm