

**MEADOWS AT MORRIS FARM
2016 Reconvened Annual Meeting
Thursday, December 15, 2016
Greenwich Presbyterian Church
15305 Vint Hill Rd, Gainesville, VA 20155**

BOARD ATTENDEES

In Attendance: Jeffery Benson, President
Victoria Swanson, Vice President

Absent: Sabrina Ramsey, Secretary
David Jones, Director

MANAGEMENT

Lynne Moore, Community Manager
Christian Schatz, Administrative Assistant - Recording Secretary

OTHER

Four (4) Homeowners

CALL TO ORDER

Kim Sullins calls the 2016 Annual Meeting to order at 7:00pm.

ESTABLISHMENT OF QUORUM

Victoria Swanson certifies a quorum was established with 11% of owners represented either in person or by proxy. The original annual meeting was scheduled for November 17, 2016 but the 10% quorum requirement was not achieved at that time. A reconvened meeting scheduled for December 15 requires quorum to be 5%.

PROOF OF NOTICE

Victoria Swanson certifies both the annual meeting and reconvened annual meeting notices were mailed to all owners of records via first class mail in accordance with the Governing Documents.

REVIEW AND APPROVAL OF PRIOR YEAR'S ANNUAL MEETING MINUTES

Jeff Benson moves to waive the reading of the 2015 Annual Meeting Minutes and approve as submitted. Brian Penatzer seconds, and the motion carries unanimously.

NOMINATIONS FROM THE FLOOR

No nominations from the floor. Nominations accepted as presented through Call for Candidates.

ELECTION

Victoria Swanson moves to accept Daniel Alexy to the Board by acclamation. Jeff Benson second and the motion carries unanimously.

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HOMEOWNER OPEN FORUM

Brian Penatzer request that entry feature lights be considered for the 2018 budget.

Cory Fecko inquires about the schedule of items that need to be handled during 2017 and if there is a physical or digital list of this. Jeff Benson explains the Reserve Study and how items are prioritized and what is being handled during 2017 and what is planned to be addressed during 2018.

Cory Fecko also inquires about a community newsletter and other methods to establish a more noticeable form of community.

Kim Sullins initiates discussion pertaining to community communication and how to influence community activity.

Victoria Swanson request assistance and volunteers to help with the January/February 2017 newsletter.

Jeff Benson explains the 5% increase in assessments and where the numbers came from, as well as how the Reserve Fund budget numbers came to be.

ADJOURNMENT

Kim Sullins moves to adjourn the 2016 Annual Meeting at 8:40pm. Adil Osman seconds, and the motion carries unanimously.

Respectfully Submitted,

Christian Schatz, Recording Secretary