

**MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
January 15, 2015
Greenwich Presbyterian Church
15305 Vint Hill Rd,
Nokesville, VA 20181**

In Attendance:

Jeff Benson – President
Victoria Swanson – Vice President
Jonathan Catania – Treasurer
Ryan Sawyers - Secretary
Dave Jones – Director at Large

Also Present:

Hilary Lape – Regional Director, Legum & Norman, Inc.
Geoffrey Clopton – Community Manager, Legum & Norman, Inc.
Charie Carter – Recording Secretary, Legum & Norman, Inc.
Three (3) homeowners were present
Robert Brandt - Chadwick Washington, MMF Legal Counsel
Legal Representation for Mr. Robert Sodano

1. CALL TO ORDER:

President, Jeff Benson called the meeting to order at 7:00 p.m., noting a quorum of the Board was present.

2. MEETING MINUTES:

Mrs. Victoria Swanson motioned to approve the December 18, 2014 minutes as submitted. Mr. Jeff Benson seconded the motion, and the motion was approved.

3. OPEN FORUM:

N/A

4. COMMITTEE REPORTS:

Activities: N/A

Grounds: N/A

Covenants: N/A

Communications: N/A

5. OLD BUSINESS:

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Mr. Jeff Benson motioned to approve the High Sierra proposal in the amount of \$1,980 to replace the pool deck caulking. Mr. Dave Jones seconded the motion and the motion was approved.

Mr. Dave Jones motioned to approve the CLS Landscaping renewal agreement for a 1 year contract with a 4 year option to be provided. Mr. Jeff Benson seconded the motion and the motion was approved.

Mr. Jonathan Catania motioned to approve the investment resolution provided by Morgan Stanley contingent on a review by legal counsel. Mr. Jeff Benson seconded the motion and the motion was approved.

Election of Officers:

President: ***Ms. Victoria Swanson motioned to nominate Mr. Jeff Benson to serve as President for the Meadows at Morris Farm Board of Directors. Mr. Jonathan Catania seconded the motion and the motion was approved. Mr. Dave Jones abstained.***

Vice President: ***Mr. Jonathan Catania motioned to nominate Mrs. Victoria Swanson to serve as Vice President for the Meadows at Morris Farm Board of Directors. Mr. Jeff Benson seconded the motion and the motion was approved. Mr. Dave Jones abstained.***

Treasurer: ***Mr. Dave Jones motioned to nominate Jonathan Catania to serve as Treasurer for the Meadows at Morris Farm Board of Directors. Mr. Ryan Sawyers seconded the motion and the motion was approved.***

Secretary: ***Mr. Dave Jones motioned to nominate Mr. Ryan Sawyers to serve as Secretary for the Meadows at Morris Farm Board of Directors. Mr. Jonathan Catania seconded the motion and the motion was approved.***

Director At Large: ***Mr. Jonathan Catania motioned to nominate Mr. Dave Jones to serve as Director At Large for the Meadows at Morris Farm Board of Directors. Mr. Ryan Sawyers seconded the motion and the motion was approved.***

6. NEW BUSINESS:

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Management has distributed six (6) requests for proposals in regards to trash removal companies. A comprehensive comparison will be provided at the February meeting date.

Management has also distributed a request for the Reserve Study to five (5) engineering firms. The proposals will be reviewed and provided to the Board at the February meeting date.

Mr. Dave Jones motioned to approve the write off of \$208.79 for all accounts with a small balance under twenty-five dollars (\$25). Mr. Ryan Sawyers seconded the motion and the motion was approved.

8. EXECUTIVE SESSION:

Before moving into Executive Session; Mr. Robert Sodano, 8862 Screech Owl Ct., along with his legal representation, were given time to explain the reasoning to the appeal on Mr. & Mrs. Lovejoy, 8866 Screech Owl Ct. approved James Town Fence. Mr. & Mrs. Lovejoy were also given time to defend themselves against the appeal.

Mr. Sodano's attorney stated, his client is appealing the 6 foot Jamestown privacy fence placed up by Mr. & Mrs. Lovejoy directly parallel to Mr. Sodano's 4 foot picket fence. Mr. Sodano's reasoning for the appeal is due to the fact that it is not uniform to his fence, that was placed several years prior to the Lovejoy's, and is requesting an electric fence be put in its place to prevent the Lovejoy's dog from leaving the property. Mr. Sodano also noted the fence is an eyesore and per a realtor that he has spoken to, caused depreciation to his home value. Mr. Sodano did not have written proof of the depreciation. It was noted that Mr. Sodano's fence was given a variance as to the type and size, and the uniform fence to this area is a James Town fence, as placed by the Lovejoy's.

Mr. & Mrs. Lovejoy were approved to place the James Town fence up with a variance to the placement of the fence with what was called a "Maintenance Easement", and were given permission to place the fence there under the provisions that suitable width would be left to maintain the grounds care and fence maintenance for both fence's at 8866 & 8862 Screech Owl Ct. The Lovejoy's followed the approved guidelines provided by the MMF Covenants Committee. The Lovejoy's are asking that the appeal be dismissed and their fence stay in place.

With no further discussion, Mr. Jonathan Catania motioned to move into Executive Session at 7:45 p.m. Mr. Jeff Benson seconded the motion and the motion was approved.

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Mr. Jeff Benson motioned to move out of Executive Session at 8:14 p.m. Mr. Dave Jones seconded the motion and the motion was approved.

Mr. Jeff Benson noted the Board reviewed with legal counsel and also reviewed the applications / appeals sent in by both parties. Both 8862 & 8866 were given variances, whether it be size, type and location. The Board also will remove the wording of "Maintenance Easement" as this term used was incorrect and a clarification letter will be sent to both Mr. Sodano and Mr. & Mrs. Lovejoy.

Mr. Ryan Sawyers motioned to deny the appeal by Mr. Robert Sodano and a clarification letter will be issued to state the fact it is a buffer and not a maintenance easement. Mr. Jonathan Catania seconded the motion and the motion was unanimously approved.

Mr. Jeff Benson motioned to move back into Executive Session at 8:56 p.m. Mr. Jonathan Catania seconded the motion and the motion was approved.

- Management was excused during this closed session

Mr. Jeff Benson motioned to move out of Executive Session at 9:10 p.m. Mr. Jonathan Catania seconded the motion and the motion was approved.

After received multiple management contract proposals, including Legum & Norman's, The Board of Directors has unanimously agreed to continue working with Legum & Norman. Ms. Lape will send the new management contract to the Board of Directors.

ADJOURNMENT:

With no further business, the meeting was adjourned at 9:16 p.m.

The next meeting will be held on February 19, 2015.

Respectfully Submitted
Charie Carter, Recording Secretary (L&N)