

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Piney Branch Elementary School
8301 Linton Hall Rd.
Thursday, January 16, 2014

In Attendance:

Jeff Benson – President
Dana Alexy – Vice President
Victoria Swanson – Secretary
Dave Jones – Director at Large

Absent:

Jonathan Catania - Treasurer

Also Present:

Kelly Lang – Community Manager, Legum & Norman, Inc.
Charie Carter – Recording Secretary, Legum & Norman
4 homeowners were present

1. CALL TO ORDER:

President, Jeff Benson called the meeting to order at 7:10 p.m., noting a quorum of the Board was present.

2. Meeting Minutes:

Ms. Dana Alexy motioned to approve the November 21, 2013 minutes as submitted. Mr. Jeff Benson seconded the motion and the motion was approved.

3. RESIDENT FORUM:

A homeowner asked for Board approval of a deck and fence application after the Covenants Committee was unable to approve it due to not achieving a quorum of committee members. After a discussion of details with the owner, the Board approved the application for the architectural modification as submitted.

4. COMMITTEE REPORTS:

Activities: Ms. Algori reported that the recent luminary's event was a huge success. After a great deal of work by the committee the property wide event was a remarkable achievement of unity.

Grounds: N/A

Covenants: N/A

Communications: N/A

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6. MANAGEMENT REPORT:

Ms. Lang reported the three (3) deck proposals for the pool area will be available within the next month for review. She has requested the proposals provide the option for wood or trex decking. Two of the three contractors have taken their measurements already, and will begin designs to present to the Board. The playground audit report will be available by the next meeting in February. Ms. Lang would also like to begin the discussion regarding a new pool pass system very soon, as the pool season fast approaches.

Ms. Swanson inquired about the discussion during the November meeting, regarding the water pressure issues on Screech Owl and if a follow up has been made. Ms. Lang stated she has followed up with the water department, who are working with the fire department along with county officials. As this is not an Association responsibility, the water department has allowed Ms. Lang to present their information to those affected, as a point of contact. Ms. Lang will continue to monitor the issue.

Mr. Benson inquired about updates from Jason of CLS and if the drawings had been provided. Ms. Lang stated the drawings had not been provided and she will follow up with Jason of CLS.

Mr. Benson would also like a list of the motions from each Board of Directors meeting to be provided in every month's management report.

7. OLD BUSINESS:

N/A

8. NEW BUSINESS

N/A

9. EXECUTIVE SESSION:

Mr. Jeff Benson motioned to move into Executive Session at 7:44 p.m. Mr. Dave Jones seconded the motion and the motion was approved.

Mr. Dave Jones motioned to move out of Executive Session at 8:45 p.m. Ms. Dana Alexy seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to approve a \$200 gift card be presented to the Activities Committee, as a thank you for their services. Ms. Dana Alexy seconded the motion and the motion was approved.

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Mr. Jeff Benson motioned to approve Morgan Stanley to serve as the Associations Investment Firm. Ms. Dana Alexy seconded the motion and the motion was approved.

ADJOURNMENT:

The next meeting will be held on February 20, 2014.

With no further business Mr. Jeff Benson motioned to adjourn the meeting at 8:56 p.m. Ms. Victoria Swanson seconded the motion and the motion was approved.

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