

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

In Attendance:

Jeff Benson – President
Sabrina Ramsey - Secretary
Dave Jones – Director at Large
Jonathan Catania - Treasurer

Absent:

Victoria Swanson – Vice President

Also Present:

Lynne Moore – Community Manager, Legum & Norman, Inc.
Charie Carter – Recording Secretary, Legum & Norman, Inc.
Two (2) homeowners were present

1. CALL TO ORDER:

President, Jeff Benson called the meeting to order at 7:06 p.m., noting a quorum of the Board was present.

2. MEETING MINUTES:

Mr. Jonathan Catania motioned to approve the September 17, 2015 meeting minutes as submitted. Mrs. Sabrina Ramsey seconded the motion and the motion was approved. 4-0-1

3. OPEN FORUM:

N/A

4. COMMITTEE REPORTS:

Activities: N/A

Covenants: N/A

Communications: N/A

5. Interview of Landscaping Companies for 2016 Services:

The Board of Directors met with five (5) landscaping vendors and interviewed them separately for approximately 15 minutes each. The companies in attendance were; Valley Crest, Premiere Landscaping, McFall & Berry, Clippers and Community Landscaping Services. Each vendor was provided the time to propose their services and contracts. After a meeting with each vendor, the Board will discuss each contract in detail, during Executive Session.

6. Management Report:

Ms. Moore informed the Board that TPI has begun repairs to the pool house. While making repairs, they discovered significant amount of water damage in both bathrooms. Mold remediation is in progress and once dry, the area will be sealed up.

A full report was provided in Member's package, highlighting current and completed task items.

6. OLD BUSINESS:

Mr. Jonathan Catania motioned to approve the 2016 Budget as presented, reflecting a 1.5% increase in assessments. Mr. Dave Jones seconded the motion and the motion was approved. 4-0-1

Mr. Jonathan Catania motioned to approve the 2016 pool contract from High Sierra. Mr. Jeff Benson seconded the motion and the motion was approved. 4-0-1

7. NEW BUSINESS:

N/A

8. EXECUTIVE SESSION:

Mr. Jeff Benson motioned to move into executive session at 8:34 p.m. Mr. Dave Jones seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to move out of executive session at 9:12 p.m. Mrs. Sabrina Ramsey seconded the motion and the motion was approved.

Mr. Dave Jones motioned to approve a payment plan for account number 171-4007, stating the homeowner must pay half of all of the late fee's in full, all attorney fees and may not miss a payment, or all late fees are returned to the account. Mr. Jonathan Catania seconded the motion and the motion was approved. 4-0-1

Mr. Jonathan Catania motioned to approve Community Landscaping Services for a two (2) year contract, with a one (1) year option. Mr. Dave Jones seconded the motion and the motion was approved. Mr. Jeff Benson abstained as he was not present for the full presentation from Community Landscaping Services. 4-0-1

The Board also noted they would Jason of CLS to provide pictures with his proposals, plans to have start dates and Jason to be present more often for walk-through's or meetings with the Board.

ADJOURNMENT:

With no further business, the meeting was adjourned at 9:15 p.m.

The next meeting, 2016 Annual Meeting, will be held on November 12, 2015.

Respectfully Submitted

Charie Carter, Recording Secretary (L&N)