

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
October 23, 2014
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

In Attendance:

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

Also Present:

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

1. CALL TO ORDER:

President, Jeff Benson called the meeting to order at 7:04 p.m., noting a quorum of the Board was present.

2. Meeting Minutes:

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

3. RESIDENT FORUM:

A homeowner informed the Board of a boat and construction trailer parked on the south side of Sharpshinned Dr. The Board of Directors will contact the county.

4. COMMITTEE REPORTS:

Activities: N/A

Grounds: N/A

Covenants: The Covenants Committee held a meeting and hosted two residents in regards to a fence issue. The homeowners were brought together to discuss how they would like to proceed. The Covenants Committee offered suggestions and the applicant will review the suggestions with their spouse. The Covenants Committee will further discuss with counsel and wait for a response from the applicant.

The Committee will also begin reviewing and re-writing the covenants rules and regulations, but this will be accomplished in sections. In addition, the committee will be

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convening meetings electronically, with the exception of the mandatory monthly meeting.

Communications: N/A

5. MANAGEMENT REPORT:

PSE Electric provided two proposals for the installation of a new lamp post in the pool parking lot and the proposals were approved at the September meeting. The equipment has been ordered and will be installed upon arrival.

CLS Landscaping provided a proposal for the placement of six (6) Maple Trees at the park for shading purposes. After approval at the last meeting; the trees are scheduled to be installed, but no official date has been given. The Board has requested Jason provide a date as soon as possible, as it is the end of October and the winter season is quickly approaching.

Management proposed the use of Associa Company, Refuse Specialists, to negotiate the upcoming trash removal contract. Refuse Specialist will help assist in removing any hidden fees that may not be visible to Management. This service will not cost the Association anything directly, but the cost will be profited from savings that Refuse Specialist may receive for the Association. Anything after 10% savings will be split with the Association. The contract would be for a five (5) year term. Refuse Specialist are working on the bids and best prices. Once received, the Board can then determine if they would like to proceed with a five (5) year contract and use the proposals given.

Management has requested five (5) days notice of completion for scheduling purposes, from CMS in regards to the splash pad and pool enhancement project. The current progress was inspected and a check was released as they are at the 50% completion point. The completion date is scheduled for November 7th.

Ms. Lang reviewed placing Wi-Fi at the pool, but noted there are several items to have this accomplished. The first being, FIOS will need to be brought to the pool, along with laying cable and trenching as needed. After a brief discussion; the Board decided this amenity is not urgent and will table any decision until larger task items are completed.

Tax parcels have been reviewed and completed by Chadwick Washington.

Snow removal proposals have been requested from CLS, Snow Management Group and Environmental Enhancements. Once received by Management, the proposals will be presented to the Board.

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Other miscellaneous projects upcoming are; Graffiti removal at the "Do Not Enter" sign at the end of Ruffed Grouse Ct. The sign at Rollins Ford to be replaced. Cages for lights at Peacock Park will be installed.

The Bond Release has several outstanding items; in addition, a list of concerns along Ladderback also needs to be addressed before the bond is released. The list was provided to Tom Deane, of Brookefield Homes. Mr. Deane has requested pictures be forwarded to him in aiding his review of the areas.

The Associations legal services, Chadwick Washington, have provided drafts for the Board review in regards to removing all Declarant references and other recommendations for Board action, with regards to the By-Laws. This will be on hold until the remaining sections are released to the Association, from the Developer.

6. OLD BUSINESS:

The second draft budget was provided to the Board of Directors after the changes made at the September 18th meeting. This draft reflects a 1.50% increase. Mr. Dave Jones and Dana Alexy were not present for that meeting and requested clarification on several line items that included; postage & mailings, pest control, pool supplies and repairs

Mr. Jonathan Catania motioned to approve the 2015 Budget as presented. Mr. Jeff Benson seconded the motion and the motion was unanimously approved.

7. NEW BUSINESS:

The Board of Directors requested the following items be addressed by Legum & Norman.

- At the September meeting a homeowner requested grass or wild flower is placed at the back of his home at 8597 Sedge Wren. Jason of CLS, provided the Board a proposal in the amount of \$1,000. The Board found this proposal extremely high, and was not for the hydro-seed they had originally requested. In addition, they would now like a proposal to include full turf renovation and to see if Jason is willing to lower the cost of the original proposal, and if not, then to provide a proposal for the hydro-seed including full turf renovation. The Board also requested someone from Management inform the homeowner that the decision was tabled until the corrected proposal is received.

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- In addition, Jason stated he would begin working on planting the trees at Peacock Park this fall. The Board would like a definite date when the work is to begin as it is the end of October and the work has not started.
- Victoria has requested for future management reports, to please list specific dates on the item lists and not general time frames.

Example:

- **H. MMF Community Association tax parcels.** Chadwick Washington have completed and will be forwarding the information shortly.

8. EXECUTIVE SESSION:

Mr. Jeff Benson motioned to move into Executive Session at 8:13 p.m. Mr. Jonathan Catania seconded the motion and the motion was approved.

Management was excused during this closed session.

ADJOURNMENT:

The next meeting will be held on November 13, 2014.

Respectfully Submitted

Charie Carter, Recording Secretary (L&N)