

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
February 19, 2015
Greenwich Presbyterian Church
15305 Vint Hill Rd,
Nokesville, VA 20181

In Attendance:

Jeff Benson – President

Victoria Swanson – Vice President

Ryan Sawyers - Secretary

Absent:

Jonathan Catania – Treasurer

Dave Jones – Director at Large

Also Present:

Geoffrey Clopton – 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 7:00 p.m., noting a quorum of the Board was present.

2. MEETING MINUTES:

Mr. Ryan Sawyers motioned to approve the January 15, 2015 minutes as submitted. Mr. Jeff Benson seconded the motion, and the motion was approved.

3. OPEN FORUM:

Ms. Algorri noted a vandalism that occurred on Junco Ct. Management is aware of the issue and will be reviewing the painted area. If the paint is on common element, it is the responsibility of the Association, but if the vandalism took place on the homeowner's personal property, it would be then the responsibility of the homeowner to have the repairs made. Management will visit to inspect and determine.

Ms. Algorri was also contacted by a resident who was complaining about their dying grass between the townhomes due to another resident using this easement to dump their trash. Since this is common element property, the resident has the right to use this easement between the homes to dump the trash. During spring, Management and the Board can request CLS to seed the area to help with the re-growth of the grass.

4. COMMITTEE REPORTS:

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Activities: The Activities Committee provided an outline for their yearly events. The Committee is requesting the community picnic be held on Memorial weekend, since this is a large turnout for the pool opening. The Committee is also requesting storage shed rental to house all the supplies for the year. The Board has requested the committee provide a small article for the upcoming events, i.e. Egg Extravaganza, to be placed in the spring newsletter.

Mr. Jeff Benson motioned to approve the 2015 Activities Committee list of events as presented. Mrs. Victoria Swanson seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to approve a storage unit rental with an amount not to exceed \$1,000 for the 2015 year, and the Committee must provide Legum & Norman with a copy of the key. Mr. Ryan Sawyers seconded the motion and the motion was approved.

Grounds: N/A

Covenants: N/A

Communications: N/A

5. MANAGEMENT REPORT:

Mr. Geoffrey Clopton reported the Association financial statement; noting the current delinquency is at 8.5%. A healthy delinquency rate would be below 3%. He believes the higher delinquency rate is due to the increase of assessments and residents who have not changed the amount with their banking. February financial statements will be made available by the end of the month and will be provided electronically. Mr. Clopton also provided the 2015 Operation Calendar. This lists all upcoming meetings and highlighted events for the 2015 year.

6. OLD BUSINESS:

Management received a proposal from Engineer Doug White of Thomas Downer Ltd regarding the assessment of the deteriorating concrete driveways in the courtyard homes.

The Board tabled a decision for the courtyard driveways until all Board Members are present for discussion.

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6. NEW BUSINESS:

Management has distributed six (6) requests for proposals to trash removal companies. Three proposals were returned to Management; Republic Service, Trash Away and Patriot Disposal. Currently, the Association is in a 3 year rollover agreement with American Disposal. Management is recommending the Association proactively bid out the agreement in the spring of 2017, before the contract expires in October 2017.

The Board tabled a decision on the trash removal contract until all Members are present for discussion.

Management has provided five (5) Reserve Study proposals, with a comparison matrix and recommendation.

The Board tabled a decision on the Reserve Study until all Members are present for discussion.

Ms. Victoria Swanson motioned to approve the recommendation from Legum & Norman for the Prior Year's Equity; transfer \$50,000 to Repair and Replacement Reserves and transfer \$30,000 to Capital Improvement Reserves. Mr. Ryan Sawyers seconded the motion and the motion was approved.

The Association has two (2) accounts with over \$200,000 in them; The Association should consider transferring some of the funds to Morgan Stanley to avoid exceeding the FDIC limits. Mr. Jeff Benson instructed Management to move \$50,000 from Eagle Bank and \$50,000 from Virginia Bank to Morgan Stanley as suggested by Legum & Norman.

Board training is being offered by Legum & Norman. Management would like to schedule a training session for the near future. The Board requested all committee members be included in this training session. Legum & Norman will schedule the training session for April and inform all Members.

Mr. Jeff Benson motioned to approve the proposal for \$495, provided by CLS for the repair to the irrigation box. Mr. Ryan Sawyers seconded the motion and the motion was approved.

Management was informed of street signs falling and blowing off. Since the signs are property of Prince William County, residents have been instructed to leave the signs and

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contact Management or Prince William County. The county will then repair or replace as needed.

8. EXECUTIVE SESSION:

There were no items for Executive Session.

ADJOURNMENT:

With no further business, the meeting was adjourned at 8:10 p.m.

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

Respectfully Submitted

Charie Carter, Recording Secretary (L&N)