

**MORRIS FARM COMMUNITY ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING**  
**Piney Branch Elementary School**  
**8301 Linton Hall Rd.**  
**Thursday, February 20, 2014**

In Attendance:

Jeff Benson – President  
Dana Alexy – Vice President  
Victoria Swanson – Secretary  
Dave Jones – Director at Large  
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 7:05 p.m., noting a quorum of the Board was present.

**2. Meeting Minutes:**

***Ms. Victoria Swanson motioned to approve the January 16, 2014 minutes as submitted. Ms. Dana Alexy seconded the motion and the motion was approved.***

**3. RESIDENT FORUM:**

Rob Richtmyre presented his feedback regarding the snow removal. As he was pleased with the removal of the snow from the sidewalks and the park area, he was unsatisfied with the removal from the courtyards and driveway entrances. As a safety concern, Mr. Richtmyre also requested that the sidewalks near the school be cleared. Ms. Lang reported Snow Management Group was provided with a task list, but failed to perform accordingly. She has been in contact with Snow Management Group and will continue to monitor the situation. The Board of Directors has requested a walk through of the community be performed by the contractor along with Management before next years snow removal contract is executed.

Mr. Richtmyre stated he is a neighborhood lead for the neighborhood watch and would like to include some helpful information into the MMF newsletter. He will provide his contact information to Ms. Lang.

**4. COMMITTEE REPORTS:**

Activities: Ms. Algori provided a draft of the 2014 activity event calendar to the Board of Directors for approval. The Board has requested the charitable BBQ be removed from

**MORRIS FARM COMMUNITY ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING**  
**Piney Branch Elementary School**  
**8301 Linton Hall Rd.**  
**Thursday, February 20, 2014**

the event list, as this is an event brought to life by individual homeowners, and is not sponsored by the MMF Association. The committee has also proposed a Yard of the Month contest to take place in the months of April, May, June, July, August and September. The Committee will also hold a contest for best decorated yard / home for the 4<sup>th</sup> of July holiday, Halloween, and Christmas holiday.

The Board of Directors presented a thank you card to the Activities Committee.

Grounds: The Grounds Committee was unable to meet, but have provided Ms. Lang with information to be placed in Meadows at Morris Farm, Spring Newsletter.

Covenants: The Covenants Committee was unable to meet, but approved one application via email.

Communications: N/A

#### **6. MANAGEMENT REPORT:**

Ms. Lang reported the January financials were not available by February's meeting date, but will be provided to the Board of Directors by the next week. Ms. Lang stated the light in the pool parking lot is property of NOVEC; she will be meeting with them to review the repair and pricing. The quote for the extra dog station, as requested by a homeowner, will be available by the next meeting date.

The Board of Directors requested quarterly light inspections be completed, the tree behind 8901 King Bird Ct. to be reviewed by CLS and a recommendation to be made. The Board of Directors have also requested proposals for the monument signs and no solicitation signs be provided. Ms. Dana Alexy requested the task list to be numbered and marked as open or closed. Mr. Benson requested an update on the Audit to be provided at the next meetings date.

#### **7. OLD BUSINESS:**

Ms. Lang presented the pool modification proposals. As the proposals did not offer drawings of the proposed work, the Board of Directors has requested Ms. Lang seek an architect to provide the specification drawings; noting the drawings to have a birds eye view of the area and pool furniture to be factored into the drawing. The Board has requested Ms. Lang find a reputable architect, and provide the costs for his or her services to the Board for approval. Once the architect has been approved, the Board of Directors would like a time frame for renderings and the proposed work. Due to the cost, Ms. Lang is to proceed only with concrete designs.

**MORRIS FARM COMMUNITY ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING**  
**Piney Branch Elementary School**  
**8301 Linton Hall Rd.**  
**Thursday, February 20, 2014**

The Board has requested proposals for a permanent fix to the broken concrete in the pool, the pool area be pressured washed, a proposal for restriping of the parking lot, and the proposals for a new pool pass system to include initiation fees along with the maintenance cost.

**8. NEW BUSINESS**

A breakdown of the Morgan Stanley financials was provided to the Board of Directors. Mr. Dave Jones has requested a more thorough breakdown of the investments. Mr. Jones along with Mr. Catania will meet with Morgan Stanley for a thorough review of the financials.

**9. 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.

Mr. Jeff Benson motioned to move out of Executive Session at 8:33 p.m. Ms. Dana Alexy seconded the motion and the motion was approved.

***Mr. Jonathan Catania motioned for Management to seek a recommendation from legal counsel on how to proceed with account 00170-8149 by the next day and the recommendation be provided to the Board of Directors via email. The motion was seconded by Dana Alexy and unanimously approved.***

**ADJOURNMENT:**

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

With no further business Ms. Dana Alexy motioned to adjourn the meeting at 8:35 p.m. Mr. Dave Jones seconded the motion and the motion was approved.

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