

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

In Attendance:

Jeff Benson – President
Victoria Swanson – Vice President
Jonathan Catania – Treasurer
Dave Jones – Director at Large

Absent:

Ryan Sawyers - Secretary

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 7:01 p.m., noting a quorum of the Board was present.

2. MEETING MINUTES:

Mr. Jeff Benson motioned to approve the February 19, 2015 minutes as submitted. Mrs. Victoria Swanson seconded the motion, and the motion was approved.

3. OPEN FORUM:

Homeowner, Robert Richtmyre, informed management of two lights that need to be replaced at Peacock Park. Mr. Richtmyre also noted the boat at 14388 Sharpshinned Dr. is back in the driveway. Management will schedule the lights to be repaired and send a violation notice to the homeowner where the boat is located.

4. COMMITTEE REPORTS:

Activities: N/A

Grounds: N/A

Covenants: N/A

Communications: N/A

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

5. MANAGEMENT REPORT:

Mr. Geoffrey Clopton reported the Association financial statement; noting the current delinquency is at 9%, an increase of a half percent from the previous month. A healthy delinquency rate would be below 3%. January 2015 financials were included in Member's packages, but February financials will be completed within the next week and delivered electronically. The delay is due to an accounting system transfer to Associa's headquarters in Dallas, TX.

6. OLD BUSINESS:

Mr. Clopton reached out to Thomas Downey Engineering to provide a study on the courtyard concrete. Mr. Clopton has also schedule multiple paving / asphalt contractors to visit MMF and provide a proposal of the work that must be accomplished. These proposals and engineering reports will be available by April's meeting. The Board can then decide how to proceed, as they would like to take the reports to Brookefield and show the poor work that was completed in the courtyard concrete deterioration.

The Reserve Study was distributed for five (5) proposals provided by engineering firms. Member's were provided proposals, along with a comparison and recommendation to proceed with Reserve Advisors, as they are cost affective and Legum & Norman has a working experience with them.

Mr. Jeff Benson motioned to accept the proposal provided by Reserve Advisors at the cost of \$4,350. Mr. Dave Jones seconded the motion and the motion was approved.

Mold testing was completed on the pool house and no mold was found. A mold engineer completed the testing and will provide a report by April's meeting. The pool house will receive a full cleaning, after the winter months. High Sierra is beginning to prepare the pool for opening. Contact information for Legum & Norman & High Sierra will be posted at the pool. Pool passes will also be reused this year, with new stickers provided for 2015.

Inspections are still being completed by Legum & Norman, weekly. Management has provided a list of violations in Member's package. Trash cans are the most common violation, and Mr. Clopton has added this note to the newsletter as a reminder to residents. Mr. Benson noted there is a home on Willett Way that has a pile of dirt due to a garage placement. Mr. Benson would like a notice sent to the residents to have the dirt removed.

6. NEW BUSINESS:

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

The quarterly newsletter was completed by Mrs. Victoria Swanson with the help of the Activities Committee and Architectural & Covenants Committee, who provided flyers and reports to place in the newsletter. The final draft was sent to Legum & Norman, who has since sent the newsletter to be printed and expedited so that residents receive it in time for the Easter Egg Extravaganza.

Insurance Master Policy was renewed with the same provider, Puffenbarger. Management recommends only bidding insurance carriers every two – three years, and the policy was bid in 2014.

Mr. Jeff Benson motioned to move approximately \$590, 000 from money market to Morgan Stanley. Mr. Jonathan Catania seconded the motion and the motion was approved.

Mr. Dave Jones provided an update on the county wide trail system that will be placed near the MMF property next year, after the complement of Glen Kirk & Ellis Mill section. The easement to this land was provided to the county by the developer, Brookefield. Mr. Jones has met with the county official in charge of this project and has been working to ensure the trail that is put in place will be the best option for MMF, given the circumstances of the Association not having the rights to this land. The path will be a dirt path that will connect the county wide trail system. Dave Jones will walk with the county official on April 8th, to review the proposed path.

In addition, Mr. Dave Jones, reported the SCC has requested Dominion Power re-evaluate Option A. Option A, proposes taking existing lines and interconnecting them between Dominion's Warrenton substation in Fauquier County and Novec's Wheeler station in Prince William County. Dominion is opposed to this option, due to different obstacles and constraints, i.e. proximity to residences, acres of forestland, wetlands, and historical assets. Option A is estimated to cost \$170 million dollars and is roughly double the cost of Options B & C. Mr. Jones will continue to monitor the activity for the proposed project and provide updates as they are received. The Board may proceed to send legal counsel to the next meeting date.

8. EXECUTIVE SESSION:

Mr. Jeff Benson motioned to move into Executive Session at 7:59 p.m. Mr. Dave Jones seconded the motion was approved.

Mr. Jeff Benson motioned to move out of Executive Session at 8:09 p.m. Mr. Jonathan Catania seconded the motion and the motion was approved.

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

After a request from a homeowner to remove the garnishment due to their delinquent account, the Board would like Management to instruct legal counsel to inform the homeowner they must show good faith and an option to pay a portion of the delinquent amount before any removal of garnishment.

The Board requested Mr. Clopton speak to Hilary Lape about the donation to the church for use of the library room for meetings. The Board believes this may have already been accomplished by Ms. Lape.

ADJOURNMENT:

With no further business, the meeting was adjourned at 8:12 p.m.

The next meeting will be held on April 16, 2015.

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