

**MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
May 1, 2014
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA**

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
24 homeowners were present

1. CALL TO ORDER:

Star McGowan motioned to call the meeting to order at 7:04 p.m. Pamela Newton seconded the motion and the motion was approved.

2. ESTABLISHMENT OF QUOROM:

Secretary, Victoria Swanson certified that a quorum was established with 76 unit owners represented in person or by proxy.

3. PROOF OF NOTICE:

Ms. Kelly Lang certified the special meeting notice was mailed to all owners of record via first class mail in accordance with the Governing Documents. (Copy attached)

4. INSPECTORS OF ELECTION:

Mr. Jeff Benson called for three Inspectors of Election to assist with counting of the votes. The following owners volunteered as Inspectors of Election.

- Daniel Smith
- Edward Martin
- Teri Burkhart

5. OVERVIEW:

Mr. Jeff Benson presented an overview of the topics to be presented at the special meeting; noting the meeting was being held to vote on capitol improvements, specifically to the pool and landscape enhancements. The Board of Directors has planned and budgeted accordingly through the Associations capitol improvement funds,

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
May 1, 2014
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

but as stated in the community's By-Laws, the Board of Directors has a 10% spending limit, and anything thereafter must be approved by the members of the Association.

5. Open Forum:

Homeowner, Kimiko Sullins asked if the proposed capitol improvement projects will use all funds reserved for capitol improvements, and if so, what rate will the funds be replenished.

- Mr. Jeff Benson and Ms. Dana Alexy stated, during the annual budget planning & at the direction of the completed reserve studies, the current and previous Board of Directors have planed accordingly so that all maintenance and repairs the Association is responsible for, are budgeted and funded properly. There have been no large capitol improvements in the last ten years. The Board of Directors has come to the decision to use the available funds for pool and landscape improvements, as the pool is the most used amenity, feedback received from the community and the repairs needed to the pool over the last three years. Mr. Benson noted, this proposed capitol improvement will use most of the current funds placed in that line item and during this years annual budget planning, the Board of Directors will proceed with the planning for next years capitol improvement reserves.

Homeowner, Robert Bunek, inquired about replacement reserve repairs and if the proposed work falls under the reserve repairs, or if capitol improvements are a separate line item. Mr. Bunek also asked if this will have an impact on the monthly dues.

-Ms. Dana Alexy stated replacement reserves and capitol improvements are two separate budgeted line items and the reserve repairs are fully funded at \$483,000. Mr. Jeff Benson stated dues will eventually be increased due to the cost of living increasing. Decisions on increases are discussed during the planning of annual budget, but the proposed project will have no impact on dues.

Homeowner, Daniel Smith, asked if the scope of work was competitively bid, how many companies were given an opportunity to bid and why was CMS Contractor chosen.

-Ms. Dana Alexy stated there were 4 companies that provided a proposal. CMS contractors were awarded the contract due to their cost, level of effort in design, materials and services being provided.

Homeowner, Chad Timm, asked for a timeframe it will take to replenish the funds that are being used for the Capitol Improvements.

-Mr. Dave Jones stated the amount to be placed in Capitol Improvements will begin being discussed during the annual budget planning, towards the end of the 2014 year.

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
May 1, 2014
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

A homeowner asked if the funds placed in reserves and capitol improvements can be returned to the homeowners or decrease the monthly dues, rather than move forward with the capitol improvements.

-Mr. Jeff Benson stated the funds that are reserved in those line items are to help prepare for present and future maintenance that must be accomplished by the Board of Directors and the Association. The improvements and maintenance of these amenities are to help maintain the value of the homes and the community.

A homeowner inquired information on the beach entry cracking and is the foundation the problem. The homeowner also inquired about the lifespan of the new product being placed in the pool.

-Ms. Dana Alexy stated the plaster above the foundation of the pool, is failing due to age. The Board of Directors has repaired the plaster several times, and would need to make additional repairs this year, without proceeding of the Capitol Improvement. Mr. Benson stated the lifespan of the new pool is a 10 year minimum.

Homeowner, Robert Bunek, asked if the deck expansion includes additional pool furniture to accommodate for residents.

-Mr. Jonathan Catania stated the furniture is a separate line item, replacement reserve item, but additional furniture is part of the proposed pool work.

Homeowner, Robert Bunek, also inquired information on the splash pad and the reason the Board of Directors chose to move forward in placing in the scope of work.

-Mr. Jeff Benson stated it is a way to provide entertainment for children. Ms. Dana Alexy also noted the shuffle board area will be removed as it is not used often, and the splash pad will be put in place. The decision came after feedback from the community and after Board of Directors review.

Mr. Bunek, then asked if the current filtration system would be able to maintain the splash pad.

-Ms. Kelly Lang stated the filtration system is included in the proposal provided.

Homeowner, Enrique Vargas, brought to attention the growth of the community and possibly placing another pool in the community. Mr. Vargas also inquired about placing a clubhouse in the community for use.

-Ms. Dana Alexy stated a clubhouse was promised to many MMF homeowners by the developer, but no such plans were accomplished. An additional pool and clubhouse is something that can be discussed in future years, but must be budgeted for accordingly.

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
May 1, 2014
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

Homeowner, Daniel Smith, stated the pool size is not large enough for 660 homes at Meadows at Morris Farm. Mr. Smith would like to see a long term plan set in place to accommodate the growing community.

-Ms. Dana Alexy stated the pool has reached capacity on a couple occasions, but does not reach capacity on a regular basis. As the community continues to grow, in the future, this could be revisited and plans/budget for such ideas could be put in place.

Homeowner, Kimiko Sullins, inquired about the timeline for the pool if the vote is yes.

-Mr. Jeff Benson stated the current work being done, along with the tile would be completed before the pool opening this year. The additional work will begin after this year's pool season, and would be completed by the next years opening.

A homeowner inquired about the voting process and why it was all combined into one vote, rather than separated and voted on by line items.

-Ms. Dana Alexy stated as this is the communities first special meeting, this point can be noted for future meetings and votes.

A homeowner stated he would like a change of process in providing information regarding meetings for the community.

-Ms. Dana Alexy stated the Board of Directors holds a standing meeting every third Thursday of the month, along with mailings sent for special meetings & annual meetings, signs placed throughout the community and MMF Facebook. Ms. Alexy also stated the MMF website will be completed soon and available for information regarding the community as well.

6. VOTING RESULTS:

Cast ballots were counted by three Inspectors of the Election consisting of volunteer homeowners, Daniel Smith, Edward Martin, and Teri Burkart. Ms. Victoria Swanson presented the election results, with the Capitol Improvements being awarded the majority votes of 72 and 13 voted not in favor.

ADJOURNMENT:

The next meeting will be held on May 15, 2014.

With no further business, Daniel Smith motioned to adjourn the meeting at 8:05 p.m. Pamela Newton seconded the motion and the motion was approved.

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