

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
May 21, 2015
Greenwich Presbyterian Church
15305 Vint Hill Rd,
Nokesville, VA 20181

In Attendance:

Jeff Benson – President
Jonathan Catania – Treasurer
Sabrina Ramsey - Secretary
Dave Jones – Director at Large

Absent:

Victoria Swanson – Vice President

Also Present:

Geoffrey Clopton – Community Manager, Legum & Norman, Inc.
Charie Carter – Recording Secretary, Legum & Norman, Inc.
One (1) homeowner was present

1. CALL TO ORDER:

President, Jeff Benson called the meeting to order at 7:07 p.m., noting a quorum of the Board was present.

2. MEETING MINUTES:

Mr. Jeff Benson motioned to approve the April 16, 2015 minutes, as submitted. Mr. Jonathan Catania seconded the motion, and the motion was approved.

3. OPEN FORUM:

N/A

4. COMMITTEE REPORTS:

Activities: N/A

Grounds: N/A

Covenants: N/A

Communications: N/A

5. MANAGEMENT REPORT:

Mr. Geoffrey Clopton reported the March Association financial statement; noting the current delinquency is at 5%, a healthy delinquency rate 3% and below. April's financial

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statement will be provided via email, upon completion. Mr. Clopton noted the snow removal that was accomplished in March, would be accounted for in April's financial packet. Mr. Clopton also noted the utility expenses were under budget for the month & year, contract services, repairs and maintenance were both on track.

6. OLD BUSINESS:

Mr. Clopton provided two proposals for the courtyard concrete deterioration; Eagle Contractors and Almo Construction. The Board tabled a decision until a full Board quorum was present to discuss.

Pool

The pool is scheduled to open on Saturday, May 23rd. The Social Committee will be hosting the Opening Party with catering provided and a jumper for the children on Saturday, as well.

All pool repairs to the bathrooms will be complete before the pool opening. Amtek was sent to the pool to assess the pool pump fuses. The connections may need to be replaced; a quote is to be provided at a later date. Landscape enhancements to the pool area will also be completed before the opening.

Pool passes were distributed by Management at the pool on May 9th & 16th. Any passes that were not collected on these dates will be mailed to the residents.

6. NEW BUSINESS:

Mr. Jeff Benson motioned to approve the home-based business request provided by the homeowner of 14315 Grackle Ct. Mr. Jonathan Catania seconded the motion and the motion was approved.

Mr. Johnathan Catania motioned to approve Puffenbarger Insurance proposal for the 2015 – 2016 renewal. Mr. Jeff Benson seconded the motion and the motion was approved.

Homeowner, Sabrina Knefel, has provided her statement of interest to head the Communications Committee. Mrs. Knefel is interested in heading this committee to provide assistance with the newsletter and communication to the community, in a timely and helpful manner.

Mr. Jeff Benson motioned to appoint Mrs. Sabrina Knefel as the new Communications Committee member. Mr. Jonathan Catania seconded the motion and the motion was approved.

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Mr. Robert Keilman has expressed interest in joining the Covenant's Committee via email to Management.

Mr. Jeff Benson motioned to approve Mr. Robert Keilman as a new Covenant's Committee member. Mrs. Sabrina Ramsey seconded the motion and the motion was approved.

8. EXECUTIVE SESSION:

There were no items to discuss in executive session.

ADJOURNMENT:

With no further business, the meeting was adjourned at 8:00 p.m.

The next meeting will be held on June 18, 2015.

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