MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
July 16, 2015
Greenwich Presbyterian Church
15305 Vint Hill Rd,
Nokesville, VA 20181

In Attendance:
Jeff Benson – President
Victoria Swanson – Vice President
Sabrina Ramsey - Secretary
Dave Jones – Director at Large

Absent:
Jonathan Catania – Treasurer

Also Present:
Lynne Moore – Community Manager, Legum & Norman, Inc.
Owners present: Christopher Nengel, Rob Gillette

1. CALLTO 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. Jeff Benson motioned to approve the May 21, 2015 minutes, as amended. Mr. Dave Jones seconded the motion, and the motion was approved. 4-0-1

3. OPEN FORUM:
N/A

4. COMMITTEE REPORTS:
Activities: Rob Gillette from the committee requested the outlet at the pool to be repaired. Management is working on this. Mr. Gillette requested for 2016 and increase in the activities budget. The increase would help cover purchasing equipment used for events. Mr. Benson requested and itemized list of desired funds from the committee. The committee would like to conduct a street fair of businesses at the end of September/October at the pool. Mr. Gillette will present more information at the next meeting.

Grounds: N/A

Covenants: N/A

Communications: N/A

5. MANAGEMENT REPORT:
Introduction of new manager, Lynne Moore. Ms. Moore comes from 10+ years of community management experience. The May financials are included in the board packet. Delinquencies have increased from the previous period of $580. The Board requested management to review

the delinquencies and send notices accordingly. Management met with Reserve Advisors, June 19th. They are compiling their findings and will send to L&N for review. . An action list spreadsheet was included for board review. Once items are completed, they will be kept for historical reference.

6. UNFINISHED/OLD BUSINESS:
Management is meeting with Brothers Paving to review the courtyard driveways and develop a scope of work.

Pool
Management is meet with Charles Black regarding outstanding warranty issues with splash pad and proposals to repair the clubhouse structure. The Board requested additional bids for the clubhouse repairs.

Entrance Features
Ms. Swanson felt that Amtek did not do a good job cleaning the entrance features. She requested a specialist in power washing coming clean. Management will coordinate.

6. NEW BUSINESS:
Audit& Taxes
Mr. Jones motioned to approve the proposal submitted by Goldklang Group to conduct the 2014 and 2015 audit will be $5,350 and $5,550 and prepare the 2014 and 2015 tax returns at a total cost of $450 per year. Mr. Benson seconded the motion. Motion was approved. 4-0-1.

Ad Hoc Clubhouse Committee
Mr. Benson requested to use the template previously used by the Comcast agreement. Management try to locate. ***Mr. Benson motioned to appoint Stephanie Davis and Christopher Nengel to the committee. Ms. Swanson seconded the motion. Motion was approved. 4-0-1.***

Morgan Stanley Account
Management will resend information to Mr. Catania to sign.

Request from homeowners not present at meeting
Request denied to account # 00710-7904 to install trees in common area.

Request denied to account # 00170-8644 for a community garden.

Moved into Executive Session 8:35 pm
Moved out of Executive Session 8:40pm

Mr. Jones motioned to approved to write-off the balance owed recommended by the attorney in the total amount of $2,376.87 for account # 00170-7878. Mr. Benson seconded the motion. Motion was approved 4-0-1.

ADJOURNMENT:
Meeting was adjourned at 8:40 p.m.

The next meeting will be held on August 20, 2015.

****Minutes taken and submitted to the Board of Directors by Lynne Moore ****

ATTESTED BY:

Laura M Ramsey

Board Secretary

DATE APPROVED: 20 Aug 15