

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
July 17, 2014
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

In Attendance:

Jeff Benson – President
Dana Alexy – Vice President
Victoria Swanson – Secretary

Absent:

Dave Jones – Director at Large
Jonathan Catania - Treasurer

Also Present:

Kelly Lang – Community Manager, Legum & Norman, Inc.
Charie Carter – Recording Secretary, Legum & Norman
Seven (7) homeowners were present

1. CALL TO ORDER: 7:00 PM

2. RESIDENT FORUM:

A homeowner inquired about the broken bouncy seat in the park that was supposed to be fixed and now it has disappeared. Management stated that parts were on order and it should be fixed in two weeks.

A homeowner inquired about the possibility of having WiFi in the pool clubhouse. Ms. Lang stated that she is looking into the cost of doing this. The community would have to pay to have the trenching done because it is not there already.

A homeowner inquired about having the bushes taken out that are in the median. Ms. Lang stated that it is a priority. They have been working with VDOT and the Fire Marshall to correct the safety issues and cars parking in active lanes.

A homeowner informed Management the light near the front entrance is out. Ms. Lang was unaware the light was still out and will place this item to be accomplished. The Board of Directors has also requested a cage or protection to be placed around the light to help prevent people from purposely breaking the light.

3. Meeting Minutes:

Ms. Alexy motioned to approve the May 15th, 2014 minutes as submitted.
Ms. Swanson seconded the motion and the motion was approved

4. COMMITTEE REPORTS:

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Activities: N/A.

Grounds: N/A

Covenants: N/A

Communications: N/A

5. MANAGEMENT REPORT:

Ms. Lang stated that Chadwick Washington was consulted to provide an estimate to compile a listing of all tax parcels to make sure everything is noted and legal. That proposal costs \$900, and Chadwick Washington will put that together.

Ms. Lang stated there is a proposal to remove trees and debris. The proposal was originally \$5100 but then two trees included in the proposal came down in the storm, therefore the proposal will be lowered. There is also now damage to a home that was caused by the two trees that came down in the storm.

Ms. Lang stated that an item for decision is the proposal for Duty Calls, which is the company that maintains the dog waste stations and trash cans throughout the community. Doody Calls was asked to assess the community to see if more waste stations were needed. The cost is \$2800 for the new proposal with additional stations, and the discussion was tabled until the 2015 budget process.

Ms. Lang stated that while the playground equipment was being repaired the company found a part missing for one piece so they will be back to replace that. The company also stated that they will submit a proposal to coat the bench bases with rubber. The Board asked Ms. Lang to look into the thick rubber pads at the end of the slide, as well.

Ms. Lang stated that she is working with Pawtuxet Electric and ESSI for the lamppost proposal.

Ms. Lang is working with CMS and CLS on shade structures to see what they come up with from a design perspective.

Caterers for the pool party are being looked into.

6. NEW BUSINESS:

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Ms. Alexy Motioned to approve the CLS proposal to remove the downed trees at 14432 Shaprshend Dr. Ms. Swanson seconded and it was unanimously approved.

7. OLD BUSINESS:

Chadwick Washington submitted a proposal to go through and identify all tax parcels to make sure the proper owner is identified and that the right property management company is referenced as the agent.

Ms. Swanson Motioned to approve the proposal for the \$900 Tax Parcel auditing , Mr. Benson seconded and was unanimously approved.

Ms. Swanson Motioned to approve the Attorney to removing Declarant references and other board actions, not to exceed \$1200, Ms. Alexy seconded and it was unanimously approved.

8. EXECUTIVE SESSION:

The Board Motioned to move into Executive Session at 8:13.

The Board Motioned to move out of Executive Session at 8:33

After a review & discussion during Executive Session, the Board of Directors unanimously moved on the fence application and garage application that were presented for decision as described:

The fence application was denied as it must meet the rear plane of the house.

The garage application was approved provided it is built to match the existing style for that model and that it comply with all state and county codes.

ADJOURNMENT:

The next meeting will be held on August 21, 2014.

With no further business motioned to adjourn the meeting at 8:42 p.m. seconded the motion and the motion was approved.