

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
August 21, 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
Six (6) homeowners were 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 July 17, 2014 minutes as submitted, with the modification of Mr. Catania and Mr. Jones as not in attendance. Mrs. Dana Alexy seconded the motion and the motion was approved.

3. RESIDENT FORUM:

Homeowner, Robert Sodano, brought to attention the issue of deteriorating concrete on common areas and personal driveways. Mr. Benson noted he has the same issue in front of his home and he had previously contacted V-Dot who informed him the deterioration is due to a combination of poor concrete poured by the builder, as well as any overages of chemicals placed on yards or salt during the winter months. Mr. Benson recommended the individual homeowners call Brookefield to file their complaint and instructed Management to also file a complaint.

A homeowner asked for an update regarding the Peacock Park playground equipment. Ms. Lang stated the parts had arrived this week. Ms. Lang will schedule for the repairs and replacements to take place in the next several weeks. The homeowner also provided positive feedback on the replacement light near the south end of the park, but also wanted to note the lights near the arches are in need of repairs.

The Homeowner also noted a boat in a driveway and asked if this was a violation of covenants. The Board of Directors stated; boats/trailers parked in driveways or

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courtyards are prohibited. The Board of Directors is aware of the issue and a notice will be sent to the resident.

4. COMMITTEE REPORTS:

Activities: Ms. Dana Alexy reported on the community event taking place this Saturday, August 23. The community event will be for all residents and will be hosted by the Board of Directors and the Activities Committee. Initially the budget was set for \$10,000, with the total amount coming in near \$11,000. The additional funds will be pulled from the activities budget, as they are significantly under budget for the year. Catering, games, movie, DJ, bouncy house and shuttle services will be provided at the event. Ms. Alexy provided a detailed breakdown of the costs for the event.

Grounds: N/A

Covenants: The Covenants Committee is requesting volunteers as they have lost another committee member. The Board of Directors instructed any residents interested in joining a committee to please email Kelly Lang, klang@legumnorman.com. The committee voted **not in favor**, 4-0, of sheds being placed within the MMF Community.

Communications: N/A

5. MANAGEMENT REPORT:

Ms. Lang stated the re-appointment of Estrella McGowen and Susan Townsend to the Covenants Committee, will need to be accomplished at this evening's meeting. The Association newsletter is with Legum & Norman's parent company, Associa. Ms. Lang is to be provided a first draft by next week and will forward to all Board Members for review.

Ms. Lang provided the pool attendance sheet to help assist with the decision of keeping the pool open past the Labor Day holiday. The Board of Directors previously approved additional hours for the pool during Friday evenings, but due to cooler weather, the pool's additional hours did not receive much use. Management is recommending the pool close after the Labor Day holiday. The Board of Directors agreed upon closing the pool after Labor Day.

The draft audit, provided by Goldklang Group, was placed in the Member's package for review and approval. Ms. Lang is recommending the annual meeting take place in November, as opposed to the normal October meeting. This is due to the fiscal year being changed to a calendar year in 2014. The Board of Directors all agreed upon Thursday, November 13th to host the 2014 Annual Meeting.

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Ms. Lang provided for Board review and decision, two proposals for portable storage units for the pool furniture. The pool house will require repair and maintenance to take place after the pool season and will require alternative/additional storage for the pool furniture. Management has recommended the POD proposal of \$2,175.20, which includes the initial pick up and first months rent of \$413.61, plus the six months of storage (\$275) and the redelivery fee of (\$111.59).

Board Members were provided two proposals for a new pool pass system. These proposals are strictly an FYI, and the beginning process for next years and seasons after, pool passes. The Board of Directors provided Ms. Lang a list of questions regarding both proposals. Ms. Lang will follow up on the questions and provide further clarification.

Ms. Lang provided an update regarding the turnover from the developer for the wet/dry pond; noting the Association will need to meet halfway, as there is an overlapping responsibility of owners and county. The Association's portion of the paperwork has been completed. The MMF legal counsel has made attempts to contact the developer's attorney, requesting their documentation for review, but documentation has not been turned over to the Association's legal counsel as of yet.

The Board of Directors requested before any release of the bond with the developer, Management and a Board Member will need to walk the property and note any sections that are of concern and/or that need to be repaired or replaced before the bond is released.

6. OLD BUSINESS:

Mrs. Dana Alexy motioned to re-appoint Estrella McGowan and Susan Townsend to the Covenants Committee. Mr. Jonathan Catania seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to approve Estrella McGowan as chairman for the MMF newsletter. Mrs. Dana Alexy seconded the motion and the motion was approved.

Mrs. Dana Alexy motioned to approve the POD storage for the pool furniture in the amount of \$2,100, and if a second POD is determined to be needed, the Board of Directors will decide via email. Mr. Jonathan Catania seconded the motion and the motion was approved.

7. NEW BUSINESS:

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Mr. Jonathan Catania motioned to approve Ms. Lang to contract an engineer, with a not to exceed amount of \$250, to take a core sample of the concrete and provide a report. Mrs. Dana Alexy seconded the motion and the motion was approved.

Ms. Alexy noted more attention needs to be paid to lawn maintenance and weeds with violations. Ms. Lang will note this for the weekly inspections.

8. EXECUTIVE SESSION:

Mr. Dave Jones motioned to move into Executive Session at 8:27 p.m. Mr. Jeff Benson seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to move out of Executive Session at 8:39 p.m. Mrs. Dana Alexy seconded the motion and the motion was approved.

Mrs. Dana Alexy motioned to approve a penalty fee of \$25 per day, up to a \$900 limit, to be placed on account number 170-7739, for the trash cans violation, if not removed. Mr. Jeff Benson seconded the motion and the motion was approved.

Mrs. Dana Alexy motioned to remove Avery Brunson from the Covenants Committee, if Mr. Brunson is absent from the next meeting. Mr. Jeff Benson seconded the motion and the motion was approved.

ADJOURNMENT:

The next meeting will be held on September 18, 2014.

With no further business Mr. Jeff Benson motioned to adjourn the meeting at 8:40 p.m. Ms. Dana Alexy seconded the motion and the motion was approved.

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