MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
September 18, 2014
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

In Attendance:
Jeff Benson – President
Victoria Swanson – Secretary
Jonathan Catania - Treasurer

Absent:
Dana Alexy – Vice President
Dave Jones – Director at Large

Also Present:
Hilary Lape – Regional Director, Legum & Norman, Inc.
Kelly Lang – Community Manager, Legum & Norman, Inc.
Charie Carter – Recording Secretary, Legum & Norman, Inc.
Jason Cushman - CLS Landscaping
One (1) homeowner was present

1. CALL TO ORDER:
President, Jeff Benson called the meeting to order at 7:02 p.m., noting a quorum of the Board was present.

2. Meeting Minutes:
Mr. Jeff Benson motioned to approve the August 21, 2014 minutes as submitted. Mrs. Victoria Swanson seconded the motion, and the motion was approved.

3. RESIDENT FORUM:
Homeowner, Dean Smith, brought to attention the area behind the homes of Sedge Wren Dr., and the dirt path that continuously washes onto the properties. Mr. Smith is requesting a source of grass or vegetation be placed onto the dirt path. Mr. Smith has also volunteered to help water any source that may be placed on the path. The Board has requested CLS hydro-seed the area.

Mr. Jeff Benson noted Peacock Park playground equipment was repaired and replaced as of today's meeting date.

4. COMMITTEE REPORTS:
Activities: N/A

Grounds: N/A

Covenants: N/A

Communications: N/A

5. MANAGEMENT REPORT:

PSE Electric has provided two proposal's for the installation of a new lamp post in the pool parking lot. Management is recommending the option in the amount of $5,380.66, as this option will need less of a trench to bring electricity to the pole with no visual impact to the property.

Mr. Jonathan Catania motioned to approve the PSE proposal in the amount of $5,380, to place a lamp post in the pool parking lot. Mrs. Victoria Swanson seconded the motion, and the motion was approved

CLS Landscaping provided a proposal for the placement of six (6) Maple Trees at the park for shading purposes. Jason Cushman, of CLS noted; trees would grow to be 8 – 10 feet in height and will be planted this fall. The proposal did not include watering. Mr. Benson has instructed Mr. Cushman to include watering and maintenance in future proposals. The Board of Directors noted; the trees are to be funded as a maintenance expense and not as a capitol improvement.

Mrs. Victoria Swanson motioned to approve the CLS proposal in the amount of $2,400, for six (6) Maple Trees to be placed at the park and for the cost of watering the trees not to exceed $300. Mr. Jonathan Catania seconded the motion, and the motion was approved.

Mr. Jeff Benson requested CLS look at the pine trees near the pool as he believes they may be diseased, and if so, to please provide a proposal for replacement. Mr. Benson also requested CLS look at a leaning tree in the Rollins Ford Island.

Management is proposing the Board consider using an Associa Company, Refuse Specialists, to negotiate the upcoming trash contract. Refuse Specialists are familiar with the complexities of the disposal industry contracts and will help assist in removing any hidden fees that may not be visible to Management. This service will not cost the Association anything directly, but the cost will be profited from savings that Refuse Specialist may receive for the Association. Anything after 10% savings will be split with the Association. The contract would be for a five (5) year term.

Jeff Benson motioned to approve Refuse Specialist to review the current contract and have MMF legal counsel review the Refuse Specialist contract,

before the Board makes any commitment to the company. Mr. Jonathan Catania seconded the motion, and the motion was approved.

Mr. Jeff Benson requested Ms. Lang to begin retrieving quotes for the re-poor of concrete to the deteriorating sections throughout the community. Mr. Benson would like to begin budgeting and working on this for the 2015 year.

6. OLD BUSINESS:
Jason Cushman, of CLS, attended the MMF Board of Directors meeting to discuss the proposal for enhancements to Peacock Park. A proposal in the amount of $59,972.50 was provided and after discussion, Mr. Cushman agreed to revise the proposal to the amount of $55,000. After a review of what Mr. Cushman would like to provide and accomplish at the park, he also suggested the work be completed at one time period and not spread out through the year(s). The Board of Directors will discuss in Executive Session on how to proceed. Management will inform Mr. Cushman of the decision made, following the meeting.

7. NEW BUSINESS:
The 2015 Draft Budget was presented to the Board of Directors. The proposed budget calls for a 3% increase in assessments. The Board of Directors and Management reviewed each line item and made adjustments accordingly. After the review, the Board of Directors has requested a 1.5% increase of assessments be noted on the next drafted budget.

8. EXECUTIVE SESSION:
Mr. Jeff Benson motioned to move into Executive Session at 9:32 p.m. Mr. Jonathan Catania seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to move out of Executive Session at 9:44 p.m. Mrs. Victoria Swanson seconded the motion and the motion was approved.

Mr. Jonathan Catania motioned to approve the transfer of $100,000 from unappropriated equity into the reserve account. Mr. Jeff Benson seconded the motion, and the motion was approved.

Mr. Jonathan Catania motioned to approve the CLS proposal as presented in the amount of $55,000. Ms. Victoria Swanson seconded the motion, and the motion was approved. Mr. Jeff Benson opposed the motion.

ADJOURNMENT:
The next meeting will be held on October 16, 2014.

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With no further business Mr. Jonathan Catania motioned to adjourn the meeting at 9:46 p.m. Mrs. Victoria Swanson seconded the motion, and the motion was approved.

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