MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
January 7, 2010
Gainesville Middle School
8001 Limestone Drive
Gainesville, VA 20155

In Attendance:

Eric Lippold - President
Patricia Jones – Vice President
Brian Penatzer– Treasurer
Lisa Tarlecky - Secretary
John Henley – Director

Also Present:

Dianne Adams – Community Manager, CMC
Fran Arnold– Assistant Manager dedicated to Morris Farm
18 homeowners

CALL TO ORDER

President Lippold called the meeting to order at 7:01 p.m., noting a quorum of the Board was present.

RESIDENT INPUT

14112 Flicker Ct – This homeowner expressed his concern about a tree on the common area behind his lot that is at a 20 degree angle. He shared that if and when it falls it will impact his home.

Resident input closed at 7:03pm

AGENDA APPROVAL

The agenda was presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the agenda as presented. Vice President Jones made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

REVIEW OF MINUTES:

The December 15, 2009 Meeting minutes were presented for review and approval.
The approval was tabled so Fran Arnold, who recorded the December 2009 minutes, can check her notes to verify who passed a motion. The minutes will be approved at the February meeting.

MATTERS FOR BOARD DISCUSSION

2008 Draft Audit

President Lippold shared there is a $400,000 short fall for the Association's Reserve. The Board will be reviewing and addressing this in the future.

The Board tabled the 2008 Draft Audit approval so that everyone has a chance to review the documents. The Board will review and approve via email by January 30, 2010 in order to comply with the deadline.

Reserve Study
It was noted that the last Reserve Study was done in 2005. The Association Bylaws require a reserve study be completed every 3 to 5 years.

CMC disclosed that the Reserve engineer is a CMC employee.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the Reserve Study proposal as presented for $3800. Vice President Jones made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

Snow Removal
Management shared that they provided the Board with a VDOT snow removal schedule as reference, for when the roads are transitioned.

President Lippold opened the floor to the residents for feedback on the recent snow removal service.

- It was noted the Rollins Ford was not treated or plowed at all.
- The pipe stems were plowed into the middle of some streets.
- It would have been nice if the snow crews had come back after 3-4 days to widen the path of the street.
- Residents need to clear their sidewalks as well as their mailboxes.
- People who parked their cars on the road at the entrance of the south side really limited snow plow access.

Legal Counsel Retainer
Chadwick, Washington, Moriarty, Elmore and Bunn provided a proposal for legal retainer for one year. The cost is $2100.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the proposal from Chadwick, Washington, Moriarty, Elmore and Bunn for a one year legal retainer at $2100. Vice President Jones made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

MANAGEMENT REPORT
Management provided a written report for the Board to review. Some points of note are as follows:

- Dianne Adams will remain as the permanent Manager for Morris Farm and the sub associations. Fran Arnold is part time and dedicated to Morris Farm.
- All Board member terms are for 3 years and expire at the same time per legal. December 1, 2012.
- Saranac was invoiced for pool usage last year.
- The Communications Committee needs volunteers.
- The Association's insurance will expire in June 2010.
- The pool contract expires in 2011, but can be terminated with notice if the Board wants to go with another company.
- Legal is looking into the reasons for the sub associations. It is possible that the subs can be absorbed into the master.

FINANCIAL REPORT
The Financial Report was included in the Board packet for review. It was noted that the year-end figures are not available yet.

COMMITTEE REPORTS
Activities
- The committee is looking for a volunteer to serve as the chairperson.
- The meetings are held the 3rd Tuesday of each month (next one is Jan 19th at 7:30pm) at the home of Mark and Trish Jones.
- The holiday lights contest was a huge success and 4 awards were given.

Communications
- Committee Chair Richtmyer reported that the committee needs volunteers.
- He shared that his goal for the committee is to have a quarterly news letter, create an email distribution list and to link in with the existing Morris Farm Face Book link.
- It was noted that the association pays CMC $45 a month for the website hosted by them. The association has the opportunity to seek a domain and then maintain it independently.
- Ideally each committee would have their own section on the website.
- The monthly meeting location and time is to be determined.

Grounds
- The committee met and they are looking at the following:
- Determination of true common areas.
- Doody Calls contract and possible placement of additional stations.
- No soliciting signs in the neighborhood.
- Community information signs.
- The committee is looking for a volunteer to serve as the chairperson.
- Communications to the community.
- The committee meets the 2nd Monday of each month at 7:30pm at the home of Mark and Trish Jones.

Pool
- The committee is fully staffed at this time.
- The committee is looking for a volunteer to serve as the chairperson.
- The committee will be reviewing the existing contract and determining if the Association should consider going out for bid.
- The committee is also looking at adding swim lessons and/or a swim team to the community (developmental or competitive). A poll will be sent out to the membership to determine the needs and desires of the residents.
- Residents of Ellis Mill have expressed a desire to buy into the pool. (This is potential income to the community.)

Telecommunications
Committee Secretary Alex Tarlecky provided a brief overview of the responsibilities and actions to date of the ad-hoc committee.

President Lippold shared with the membership that due to the contract non-disclosure with Comcast that the Board was limited on what could be shared outside of Executive Session. He did open the floor so that the residents could express their concerns or praise.

- There are concerns with bandwidth drops during school hours.
- Need to determine and publish who is the Morris Farm dedicated Comcast POC.
- There are concerns that the bulk agreement is responsible for over 50% of the budget and is adding to the delinquency.
- The bulk agreement infringes on homeowner's rights to seek out the service provider of their choice.
- If the Comcast contract is terminated, what amount if any will be returned to the home owners.
- Canceling the contract might be a way to invite Verizon and others into the area for internet service.
- Canceling the contract will cost homeowners more out of pocket.
- There are wires laying on top of the ground that have been that way for months.
- There are outdoor cable boxes that need to be repaired and reseated.
- No issues with Comcast TV or internet.
- Have found Comcast to be very responsive.

President Lippold shared that a community survey on the subject may be forthcoming.

Covenants

- Chairperson Amy Bennett distributed proposed Architectural Guideline amendments to the Board for review and consideration and reviewed them verbally with the membership.
- She also shared there is an open position on the Committee.
- The Board postponed action on the proposed amendments until the February meeting.

MEETING SUSPENSION

(M) Upon motion duly seconded and carried, the Board of Directors agreed to suspend the current meeting until after the adjournment of the Morris Farm South Meeting. President Lippold made the motion, no further discussion and Vice President Jones seconded it, the motion passed unanimously.

CALL TO ORDER

President Lippold called the meeting to order at 9:30 p.m., noting a quorum of the Board was present.

EXECUTIVE SESSION

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn to Executive Session at 9:31 p.m., for the purpose of considering matters involving delinquencies and the Comcast contract. Secretary Tarlecky made the motion, no further discussion and Vice President Jones seconded it, the motion passed unanimously.

NOTE: Members of the Telecommunications Committee, Alex Tarlecky, Rob Richtmyer and Jeff Benson were asked to participate in the Comcast discussion during Executive Session.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to move into Open Session at 10:30 p.m. President Lippold made the motion, no further discussion and Secretary Tarlecky seconded it, the motion passed unanimously.

POST EXECUTIVE SESSION

Legal Recommendations for Account Write Offs

(M) Upon motion duly seconded and carried, the Board of Directors agreed to place account #00304-8001 in the amount of $1531.01 on hold and re-address in April 2010. Vice President Jones made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to place account #00297-8017 in the amount of $886.64 on hold and re-address in April 2010. Vice President Jones made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to write off account #00297~~304~~-0811 in the amount of $1225.75 due to bankruptcy. Director Henley made the motion, no further discussion, Vice President Jones seconded. The motion passed unanimously.

Disputed Charges

(M) Upon motion duly seconded and carried, the Board of Directors agreed to waive the disputed $45 charge for account #00323-8549. Vice President Jones made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

Comcast

The Board agreed to take the following actions:

- Send a letter to Comcast outlining all of the outstanding issues in the community and to provide a 30-60 day required action response date as is stated in the bulk agreement contract. (Items should include, but not be limited to, accounting verification, addressing all Board questions, burying cable in the ground, repairing outdoor cable boxes and so on.)
- The letter should also advise that if there is no response the Board will exercise their contractual right to terminate with cause or terminate in October 2010, as that is the annual termination opportunity.
- The telecom committee will create a draft survey for Board review and approval.
- CMC and legal will create the draft letter and provide it to the Board for review.

The telecommunications committee was directed to create a draft survey to be sent to the membership. The survey should provide a brief overview as well as potential impact. It was agreed the survey should be kept to about 10 questions.

NEW BUSINESS

President Lippold shared that he would like the Master and the sub associations to contact Prince William County about completing Rollins Ford Rd.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to a proactive communications strategy with Prince William County to take action to complete Rollins Ford Rd. President Lippold made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

ADJOURNMENT

With there being no further business,

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the meeting at 10:34 p.m. Vice President Jones made the motion, no further discussion and Director Henley seconded it, the motion passed unanimously.

Respectfully Submitted
Lisa Tarlecky, Recording Secretary