

**MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES – JANUARY 18, 2006**

A meeting of the Board of Directors was convened at the office of Brookfield Homes, 10687 Gaskins Way, #205, Manassas VA 20109.

BOARD MEMBERS IN ATTENDANCE:

Rick Dengler
Quentin Royer
Steve Arthur
Susan Springer

OTHERS IN ATTENDANCE

Heather Graham – CMC
Mark Walker – CMC

*Attach to
bulkagmt.
for my
files*

CALL TO ORDER

The meeting was called to order at 1:30 pm.

MEMBER'S FORUM

There were no members present for the open forum.

MANAGEMENT REPORT

CONFIRMATION OF OFFICERS

Rick Dengler stated that Brookfield Homes has appointed Steve Arthur and Susan Springer to the Board and removed Kim Mackmin from the Board.

The Board agreed by UNANIMOUS CONSENT to appoint the following officers.

Steve Arthur – President
Rick Dengler – Vice President
Quentin Royer – Secretary
Susan Springer – Treasurer

RATIFICATION OF MANAGEMENT AGREEMENT

It was MOVED by Quentin Royer and SECONDED by Susan Springer to ratify the management agreement with CMC. VOTE: Unanimous (4-0)

RATIFICATION OF TRASH SERVICES CONTRACT

It was MOVED by Steve Arthur and SECONDED by Susan Springer to ratify the management agreement with CMC. VOTE: Unanimous (4-0)

RATIFICATION OF 2006 ANNUAL BUDGET

It was MOVED by Susan Springer and SECONDED by Steve Arthur to ratify the 2006 Annual Budget. VOTE: Unanimous (4-0)

RATIFICATION BULK SERVICES AGREEMENT

It was MOVED by Quentin Royer and SECONDED by Steve Arthur to ratify bulk services agreement with Comcast. VOTE: Unanimous (4-0)

ASSESSMENT COLLECTION RESOLUTION

It was MOVED by Susan Springer and SECONDED by Quentin Royer to approve Assessment Collection Resolution as drafted. VOTE: Unanimous (4-0)

COMMUNITY WEBSITE

It was MOVED by Steve Arthur and SECONDED by Quentin Royer to approve the contract with Associa to create a community website. VOTE: Unanimous (4-0)

LANDSCAPE CONTRACT

It was MOVED by Susan Springer and SECONDED by Steve Arthur to approve the contract with TruGreen to provide landscape maintenance. VOTE: Unanimous (4-0)

IRRIGATION MAINTENANCE

It was MOVED by Quentin Royer and SECONDED by Steve Arthur to approve TruGreen for providing maintenance of the irrigation system. VOTE: Unanimous (4-0)

ADJOURNMENT

It was agreed by UNANIMOUS CONSENT to adjourn the meeting at 1:45 pm.

APPROVED -Draft

Attest: _____
Quentin Royer, Secretary

Date