

APPROVED
Meadows at Morris Farm Community Association

January 21, 2009

A meeting of the Board of Directors of the Meadows at Morris Farm Community Association was held on Wednesday, January 21, 2009 at the Glenkirk Elementary School, 8584 Sedge Wren Drive, Gainesville, VA 20155.

Board Members Present: Rick Dengler, President
Kim Mackmin, Secretary/Treasurer
Jojean Dikeman, Director
Jason Rittenhouse, Director

Board Members Absent: Sara Kroll, Vice President

Others Present: Sherry Rickard, CMC, Community Manager
Amy Bennett, 9023 Woodpecker Court
Rob Richtmyre, 14368 Sharpshinned Drive
Samuel Ambe, 14170 Catbird Drive
Alex and Lisa Tarlecky, 8625 Sedge Wren Dr.
Doug & Heather Fries, 14221 Catbird Drive
David & Anne Noordhoff, 8921 Ruffed Grouse Ct.
Chris Kelley, 14187 Catbird Drive
John Brown, 14120 Redstart Ct
Angela Young, 8952 Yellowleg Ct.
Tammy Wilson, 8925 Yellowleg Ct
Michael Waddell, 8833 Screech Owl Ct.
Scott Olson, 8920 Ruffed Grouse Ct
John and Janna Henley, 14389 Broadwinged Drive
Dan & Nicole Englehardt, 14435 Broadwinged Drive
Marion Catlett, 8819 Barn Owl Ct.
Kathy Jardine, 14256 Catbird Dr
Wayne Thorpe, 14388 Sharpshinned Dr.
Tim & Rachel Neal, 14298 Sharpshinned Dr.
Raghu Singeran, 8944 Yellowleg Ct.
Brian Penatzer, 9008 Woodpecker Ct

Call to Order

The meeting of the Meadows at Morris Farm Community Association Board of Directors was called to order at 6:30 p.m. by Rick Dengler, President.

Developer's Report

Brookfield Homes appointed Jojean Dikeman to the Board in the position of Director.

Resident Forum

Members present were given the opportunity to speak to the Board.

Suspension of Meeting

Jojean Dikeman MOVED to suspend the Community Association meeting and hold the Meadows at Morris Farm South Homeowners Association Board meeting at 6:55 p.m. Jason Rittenhouse SECONDED the motion which PASSED unanimously.

Reconvene of Meeting

The Community Association meeting was reconvened at 7:20 p.m.

Approval of Minutes

Jason Rittenhouse MOVED to approve the minutes of the October 15, 2008 Board Meeting. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Audit

Jojean Dikeman MOVED to approve the FY07 Audit. Jason Rittenhouse SECONDED the motion which PASSED unanimously.

Approval of 2009 Landscape Contract

Jason Rittenhouse MOVED to approve Community Landscape Services as the landscape contractor through December 31, 2010 at a price not to exceed \$111,500.00 each year (2009 and 2010). Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Annual Meeting Date

Jason Rittenhouse MOVED to approve March 2009 as the month of the Annual Meeting, pending reservation of a meeting location. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Management Report

The Board received the management report.

Financial Statements

The Board received the September, October and November 2008 Financial Statements.

Suspension of Meeting

Jojean Dikeman MOVED to suspend the meeting at 8:00 p.m. to hold the Meadows at Morris Farm NORTH Homeowners Association Board meeting. Jason Rittenhouse SECONDED the motion which PASSED unanimously.

Reconvene of Meeting

The meeting was reconvened at 8:05 p.m.

Executive Session

Jason Rittenhouse MOVED to convene in Executive Session to discuss architectural violations, delinquency, and contract issues. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Jason Rittenhouse MOVED to exit Executive Session. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Architectural Hearings

- 14405 Parula Way: Violation: There is no approved application on file for the existing deck on your property. Please submit an application. Hearing Results:
- 8952 Yellowleg Ct: Violation: There are toys (a little tykes playhouse next to the garage) stored in the backyard. Hearing Results:

Delinquency Status Report

The Board received the delinquency status report.

Payment Plan Request

Jason Rittenhouse MOVED to place a lien on the property and offer a payment plan requiring a minimum monthly payment of \$75 which must be received by the first of the month in addition to the current monthly assessment and the account must be current by December 31, 2010 to account #329-6785. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Fee Waiver Request

Jason Rittenhouse MOVED to deny the fee waiver request from account #325-1571. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Collections for Pool Passes

Jason Rittenhouse MOVED to suspend collections on the three guest pass checks from Lopez, Vergara, and Muollo. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Delinquency Discharge

Jason Rittenhouse MOVED to write off \$2,479.40 from account #313-7750; \$679.40 from account #297-8130; and \$25.00 from account #301-0961 as instructed by legal counsel. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Discussion of Comcast Communications Contract

Jason Rittenhouse MOVED to set up a telecommunications committee to research the Comcast issues and forward a recommendation to the Board. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Adjournment

Jason Rittenhouse MOVED to adjourn the meeting at 8:50 p.m. Jojean Dikeman SECONDED the motion which PASSED unanimously.