MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
February 2, 2012
(Rescheduled from January 18, 2012)
Crossroads HOA Clubhouse
14201 Legend Glen Drive
Gainesville, VA

In Attendance:

Avery Brunson – Vice President
Mark Jones – Secretary
Brian Penatzer – Treasurer
Dave Jones – Director

Absent with Notice:

Eric Lippold – President

Also Present:

Jessica Azzarano – Community Manager, Sequoia Management

4 homeowners

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

RESIDENT INPUT
- Mr. Sabo (Catbird Drive) indicated that neighbors were putting out trash cans as early as 8:30 Sunday mornings and not putting them away till late Tuesday. He asked if someone from the Management Company comes through on the weekends to check for violations. Although the Management Company is not in the community on the weekends, the Covenants Committee indicated that they do drive through on weekends and would check for the trash cans. He also asked about the cut through at the end of Catbird possibly needing more trees. He was told that that would be reviewed with other landscaping requests/requirements.
- Rick Rainville asked about the potential of Verizon FIOS being available in the community. The Board informed him of the history of the former Comcast bulk agreement and the fact that Verizon does not presently have the infrastructure to support our community.

Resident input closed at 7:15 pm

AGENDA APPROVAL
The agenda was presented for review and approval with Officer Appointments being moved to the February 16, 2012 meeting.

REVIEW AND APPROVAL OF MINUTES:
October 19, 2011 Meeting Minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors approved the October 19, 2011 Meeting Minutes. Treasurer Penatzer made the motion, no further discussion, Director Jones seconded. The motion passed unanimously.

COMMITTEE REPORTS

Covenants

Committee indicated that it had been a relatively slow month and many homeowners were correcting issues before violations hearing/meetings. Jeff Benson indicated that as some of our homes are now several years old, some fixtures, shingles, etc. are found to be discontinued. The Committee will focus on providing a parts list of acceptable replacement items. As indicated in the Resident Input above, the Committee will do some weekend drive throughs.

Pool

The Saranac Homeowners Association and Meadows at Morris Farm Community Association Recreational Facilities Agreement was officially cancelled as Saranac residents will have their own pool this year.

Activities

No report.

Grounds

No report.

Communications

The website continues to be available for use and presently has approximately 200 residents signed in. The Website Administrator Guidelines Resolution is still in the process of being drafted.

FINANCIAL REPORT

The Financial Report was included in the Board packet for review.

MANAGEMENT REPORT – OLD BUSINESS

Management provided a written report for the Board to review.

Swimming Pool Management Proposals

The Board reviewed and discussed proposals from 5 Swimming Pool Management Companies.

(M) Upon motion duly seconded and carried, the Board of Directors approved the High Sierra Pools proposal for Swimming Pool Management for $47,515.72 per year for the next three years. Treasurer Penatzer made the motion, no further discussion, Secretary Jones seconded. The motion passed unanimously.

Snow Removal Contract

The Board ratified the Unanimous Email Consent approval of the Premier Turf and Landscaping Snow Removal Contract.

2012 Grounds Maintenance Specifications and Proposals

Upon preliminary review of the proposals, the Board requested that SMC contact the companies and invite them to meet with the Board at the next meeting (February 15, 2012) to discuss their proposals and what they have to offer the community.

MANAGEMENT REPORT – NEW BUSINESS

2011 Audits and Tax Preparation

(M) Upon motion duly seconded and carried, the Board of Directors approved Goldkang Group CPAs proposal to perform the 2011 audit and prepare 2011 taxes for the MMFSHOA in the amount of $2,625.00. Director Jones made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved Goldkang Group CPAs proposal to perform the 2011 audit and prepare 2011 taxes for the MMFNHOA in the amount of $2,175.00. Secretary Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved Goldkang Group CPAs proposal to perform the 2011 audit and prepare 2011 taxes for the MMFCAHOA in the amount of $5,450.00. Secretary Jones made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

SWMP Cleanup

(M) Upon motion duly seconded and carried, the Board of Directors approved Sequoia Management Company to remove all construction debris and trash from the area around the pond and pump station. Director Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

EXECUTIVE SESSION

(M) Upon motion duly seconded and carried, the Board of Directors agreed to Adjourn to Executive Session at 8:45 pm to discuss delinquencies, collection status, and payment plans. Director Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to Move into Open Session at 9:03 p.m. Vice President Brunson made the motion, no further discussion, Secretary Jones seconded it. The motion passed unanimously.

POST EXECUTIVE SESSION

The Board of Directors ratified the Unanimous Email Consent approval for waiver of MMFCA Bad Debt for account number P1814286.

(M) Upon motion duly seconded and carried, the Board of Directors approved the waiver request of collection and late fees for account number 98951. Director Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors denied the fee waiver request for account number 714340. Director Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

The Board of Directors ratified the Unanimous Email Consent approval for waiver of $1,113.43 for account number 258836 to allow sale of property to go through.

ADJOURNMENT

With there being no further business,

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the meeting at 9:05 pm. Vice President Brunson made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

Respectfully Submitted

Mark W. Jones, Secretary