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MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Wednesday, February 20, 2013
Gainesville Middle School
8001 Limestone Drive Gainesville, VA 20155

In Attendance:
Jeff Benson – President
Dana Alexy – Vice President
Jonathan Catania - Treasurer

Absent With Notice:
Dave Jones
Victoria Swanson

Also Present:
Crystal Ambers – Community Manager, Legum & Norman, Inc.
Carol Rossman – Legum & Norman, Inc.; Recording Secretary
11 homeowner(s)

1. CALL TO ORDER
President Benson called the meeting to order at 7:08 p.m., noting a quorum of the Board was present.

2. RESIDENT FORUM
- A homeowner informed the board and other homeowners that on April 27 from 9-12 a few roads in the complex would be closed for 3 hours for a 5K. The 5K is to benefit the school. For future information you can go to www.nobleknights5k.com
- A homeowner expressed concern for speeding throughout the community and people not stopping for children. Ms. Alexy said to notify VDOT when this occurs.
- A homeowner notified the board that the speed limit sign on Sedge Wren needed to be fixed and that several signs on poles were upside down on Broadwinged.
- A homeowner asked what approval was needed for storm doors.
- A homeowner wanted to know how often the trees were inspected. Ms. Ambers said the landscaper inspects as on site and/or homeowners can let L&N know.
- A homeowner said the playgrounds needed to be checked for loose screws, especially mentioning Peacock Park.
- Lastly, a new homeowner was welcomed.

3. MEETING MINUTES:
- The minutes from the previous meeting were tabled until the next meeting.

4. COMMITTEE REPORTS:
Activities: Jennifer Algorri gave a copy of the activity newsletter and Easter flyer for approval. She asked if any homeowners would like to join/help with the activities committee.
Mr. Benson motioned for the newsletter to be approved. Ms. Alexy second. All approved.
Ms. Alexy motioned for the Easter flyer to be approved. Mr. Benson second. All approved.
Communications: N/A

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Covenants: Brian Penatzer was present to represent the Covenants Committee. He stated last month was quiet. All applications that were submitted were approved. Estrella McGowan requested to step down and asked Mr. Penatzer to be the new chair for the Covenants Committee. Ms. Alexy motioned to approve. Mr. Catania second. All approved.
Mr. Penatzer asked Crystal Ambers to be included in the annual inspection.
Grounds: N/A

5. UNFINISHED BUSINESS:
a. High Sierra Pool 2013 Budget Package – The board went over the items in the package. Questions were asked for Ms. Ambers to follow up with High Sierra. No new eyewash station. Why two (2) controllers vs. one (1)? No LED lights. Signs need to be changed to say L&N not Sequoia.

b. Website Agreement -
Mr. Benson asked Crystal Ambers about the website agreement with L&N. Ms. Ambers stated that the $200 set up fee and the $40 monthly charge would be waived per contract.
Mr. Benson motioned to approve. Ms. Alexy second. All approved.

c. Draft Budget –
The budget was agreed to be tabled until next month.

d. Grounds Committee –
Since the Grounds Committee was not present the board decided to table the talk about installing five (5) "no soliciting" signs until next month.

6. MANAGEMENT REPORT:
Ms. Ambers announced the financials but said they were not final due to the transition between management companies. She stated there was about $53,799.00 in delinquencies.

Ms. Ambers spoke about the landscape. She mentioned refilling the tot lots with mulch, especially on Song Sparrow. Everything should be completed in Mid-March and done all at once.

Ms. Ambers stated that the Reserve Study was recommended to be broken into eight (8) types and has notified that person.

The October 2011 audit was completed and the October 2012 has begun.

ADJOURNMENT
With there being no further business,
Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the meeting 8:03 pm. Mr. Benson made the motion, no further discussion, Ms. Alexy seconded. The motion passed unanimously.

Respectfully Submitted
Carol Rossman, Recording Secretary (L&N)