MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
March 9, 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

Absent with Notice:
John Henley – Director at Large

Also Present:
Dianne Adams – Community Manager, CMC
17 homeowners

CALL TO ORDER
President Lippold called the meeting to order at 7:57 p.m., noting a quorum of the Board was present.

INTRODUCTION OF BOARD MEMBERS
The members of the Board introduced themselves to the membership.

RESIDENT INPUT
- 14221 Catbird – people need to take down their Christmas lights.
- 14358 Broadwinged – No cable and internet for over 10 days. (Management will work with homeowner to resolve the issue)
- 14025 Indigo Bunting
- Concern for traffic on Catbird. It is being used as a thru street.
- Pool Management was poor last year. Issues include the pool house maintenance, pool tiles, communications)
- Volunteers interested in serving on committees should contact CMC.
- Are speed limit signs posted throughout the community? Don't see any on South entrance.
- 14458 Broadwinged – Comcast service is good when connected. Basic problem is the lack of customer service. In talking with members of the community there is a concern that some may be paying for services that are included in the dues. Survey is good, but seems to be lacking.

Resident input closed at 8:17pm

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, Secretary Tarlecky seconded. The motion passed unanimously.

REVIEW OF MINUTES:

The December 15, 2009 Meeting minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the December 15, 2009 minutes as presented. Treasurer Penatzer made the motion, no further discussion, Vice President Jones seconded. The motion passed unanimously.

The January 7, 2010 Meeting minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the January 9, 2009 minutes as presented. Vice President Jones made the motion, no further discussion, Secretary Tarlecky seconded. The motion passed unanimously.

COMMITTEE APPOINTMENT

Upon motion duly seconded and carried, the Board of Directors agreed to Appoint Meredith Costelli to Chair the Pool Committee. Vice President Jones made the motion, no further discussion, Secretary Tarlecky seconded. The motion passed unanimously.

ANNUAL MEETING DATE

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the Annual Meeting be held on August 10, 2010. Vice President Jones made the motion, no further discussion, Secretary Tarlecky seconded. The motion passed unanimously.

MATTERS FOR BOARD DISCUSSION

<u>Pool Contract with High Sierra</u>

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve High Sierra for the 2010 Pool Season. Vice President Jones made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

<u>Code of Conduct</u> - tabled

MANAGEMENT REPORT

Management provided a written report in the Board packet highlighting what they have been working on for the HOA.

COMMITTEE REPORTS (The committee chairs or a committee rep provided a verbal update to the membership. All committees have submitted meeting minutes that are on file with Management.)

- Pool Committee
- Grounds Committee

- Activities Committee
- Ad-Hoc Telecommunications Committee
- Covenants Committee

EXECUTIVE SESSION

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn to Executive Session at 8:48 p.m., for the purpose of considering discussing contracts and delinquencies. Secretary Tarlecky made the motion, no further discussion and Vice President Jones seconded it, the motion passed unanimously.

NOTE: Telecommunications Committee member Rob Richtmyer was 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 9:26 p.m. President Lippold made the motion, no further discussion and Vice President Jones seconded it, the motion passed unanimously.

POST EXECUTIVE SESSION

<u>APPRECIATION GIFT</u>

(M) Upon motion duly seconded and carried, the Board of Directors agreed to Approve the purchase of a $100 gift card for Rob and Terry Richtmyer as a tangible thank you for clearing school sidewalks during the blizzards, maintaining the website and ongoing exceptional community service. Vice President Jones made the motion, no further discussion and Treasurer Penatzer seconded it, 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 9:51 p.m. Vice President Jones made the motion, no further discussion and Secretary Tarlecky seconded it, the motion passed unanimously.

Respectfully Submitted
Lisa Tarlecky, Recording Secretary