

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

In Attendance:

Jeff Benson – President
Dana Alexy – Vice President
Jonathan Catania - Treasurer
Dave Jones – Director at Large
Victoria Swanson - Secretary

Also Present:

Crystal Ambers – Community Manager, Legum & Norman, Inc.
Charie Carter – Legum & Norman, Inc.; Recording Secretary
14 homeowner(s)

1. CALL TO ORDER

Vice President Dana Alexy called the meeting to order at 7:10 p.m., noting a quorum of the Board was present.

2. RESIDENT FORUM

A homeowner inquired about the rate increase that was mentioned previously, but the Board assured that the rate increase was not accepted and there will be no increase this year.

A homeowner expressed concern regarding the cash reserves and how it will be invested. Legum and Norman will be working with the Board on investments.

A homeowner brought up the issue of pet litter and owners not picking up after their pets. He asked if there could be additional "Pet Stations" available along with trash cans specifically for pet waste. The Board stated there is certain restrictions and will look into pet waste cans, but urges the residents to remind their neighbors in a politely manor about picking up after their pets.

A homeowner expressed concern regarding the new soccer field being placed near the community with a problem of increased traffic and no lights and stop signs being placed as of yet. Dana Alexy stated she had called the Supervisor for the county project and was told they are in the process of doing another study on the intersection.

A homeowner expressed concern for speeding throughout the community and people not stopping for children. Mr. Jonathan Catania had a police officer come down after last months mention of the speeding issue. The officer was unsuccessful in capturing any speeders within the community. Mr. Jonathan Catania urges the owner's to notify him when they see the speeders and will look into having another officer come and stand watch.

3. MEETING MINUTES:

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A motion to accept the minutes from the previous meeting with the acceptance of a change made to the Grounds Committee section was made by Mr. Benson and was second by Dana Alexy. It was unanimously accepted.

4. COMMITTEE REPORTS:

Activities: Jennifer Algorri stated the Easter Egg Hunt would be held that Saturday, March 23rd. Mrs. Ambers was to reach out to Rick about adding a flyer onto the website. Ms. Jennifer Algorri was nominated to be the chair of activities committee. The motion was made by Dana Alexy, second by Jeff Benson and unanimously accepted.

Covenants: N/A

Grounds: N/A

5. MANAGEMENT REPORT:

Ms. Ambers announced the financials and stated there was about \$55,000.00 in delinquencies. Prepaid assessments were at \$5,000.

Ms. Ambers stated she had received a proposal from Jason regarding refilling the top lot near Song Sparrow with mulch and the key arrangements for the pool area. A motion to have the top lot filled as discussed, with the clarification of areas, second by Mr. Jonathan Cantania, and unanimously accepted.

Ms. Ambers stated that the Reserve Study was recommended to be broken into eight (8) types and has notified that person. Ms. Ambers had left several messages with no response from the RStudy+ who handled the Reserves. She will have it within the week, per the RStudy+.

Ms. Ambers researched the chemical monitors for the pools. It is required that each pool has its own monitor. Victoria Swanson made a motion to approve two chemical monitors for the pool; it was second by Jonathan Catania. The motion was carried by unanimous vote. Jeff Benson & Dave Jones abstained from the vote.

Ms. Ambers received one painting proposal, but is working on the price. She will also be looking into several other proposals. The Board would also like to include the price of a pressure wash before the painting.

Ms. Ambers will look into proposals for adding concrete and possibly a shaded canopy inside the pool fence.

Ms. Ambers stated we did receive the materials to make new pool passes for the 2013 year from the previous management company, but it may not be enough for the entire community. Homeowners questioned if they could use their guest passes, purchased from the previous year for the 2013 pool season. The Board unanimously decided they would allow the community to use the guest passes from last year any replacements would be charged.

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6. BUDGET:

The Board decided to keep the three hundred dollar budget for the website. Since there was less snow than expected there was a large amount remaining in the budget for snow removal. The Board decided to keep in place until the end of the next snow season. Mr. Dave Jones made a motion to approve the 2013 Budget; it was second by Mr. Jeff Benson and unanimously accepted. MS. Dana Alexy made a motion to accept the proposal and change the fiscal year to January. This was second by Mr. Jeff Benson and unanimously accepted.

OLD BUSINESS:

No solicitation sign was tabled at last meeting and will be tabled until the next meeting.

NEW BUSINESS:

There is a particular home on Brown Thrasher removed the grass from their front yard and added several bushes without permission from the covenants committee. The landscape was not maintained and the owner was given a violation. After receiving a violation the owner then applied to the covenants committee in which the committee denied his request. At this time the homeowner has not removed the bushes. Ms. Dana Alexy would like Ms. Ambers to follow up on this home.

EXECUTIVE SESSION:

The Board moved into Executive Session at 8:34 p.m. The Board discussed 4 delinquent homeowners who are missing payments in excess of 90 days or in Legal. The Board decided to write off several delinquent accounts. The Board did accept a payment plan for one owner and will waive the late fees when the account is current, but will not waive the legal fees. Mr. Jeff Benson made a motion to exit Executive Session, second by Mr. Dave Jones and unanimously accepted.

ADJOURNMENT:

The next meeting will be on April 17th.

With there being no further business, Ms. Victoria Swanson made a motion to adjourn the meeting, it was second by Ms. Dana Alexy and unanimously approved at 8:50 p.m.

Respectfully Submitted
Charie Carter, Recording Secretary (L&N)