MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
April 13, 2010
Gainesville Middle School
8001 Limestone Drive
Gainesville, VA 20155

In Attendance:
Eric Lippold - President
Brian Penatzer– Treasurer
Lisa Tarlecky - Secretary
John Henley – Director

Absent with Notice:
Patricia Jones – Vice President

Also Present:
Dianne Adams – Community Manager, CMC

17 homeowners

CALL TO ORDER
President Lippold called the meeting to order at 7:07 p.m., noting a quorum of the Board was present. It was noted that Vice President Jones was absent with notice and provided her input in writing prior to the meeting.

RESIDENT INPUT
- Speed Limit sign is missing at the front entrance.
- Mr. Sean Anderson asked why there were two married couples seated on the North Board. (Mr. Anderson was directed to address this matter with the North Board members.)
- It was noted that there is a vacancy on the South Board and that a total of four applications have been received to date.
- Dana Moss addressed the Board in regards to the following:
  - Combining the Boards may not be well timed right now financially as the community is young and there are still issues with Comcast and Bond Release.
- Rob Richtmyer shared that there is a daycare operation in one of the courthouse homes and it is causing traffic issues twice a day. Amy Bennett shared that the County and State could be contacted in regards to the daycare business as they have guidelines and certification requirements.
- Angela Anderson shared that the playground equipment at Peacock Park needs repair. How often is the grounds committee reviewing the grounds and the park?
- A member shared that the alleyways are being used as throughways. Management shared that the legal team has advised it is not considered private and can be used by all. The membership also suggested speed bumps in the neighborhood.
- Mike O'Donnell asked about the pitting of the cement and apron ways as a result of the snow treatment by CLS.
- Dana Moss shared that Broadwinged Drive is the "Indy Speedway" and speeders need to be addressed especially with the amount of children at the tot-lot and the upcoming opening of the pool.

- A member asked when the topcoat of asphalt would be poured. Management shared June, July or August and the membership would be advised when a date is established.

Resident input closed at 7:46pm

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. Treasurer Penatzer made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

REVIEW OF MINUTES:
The March 2010 minutes were not available for review and will be presented at the next Board of Directors' meeting.

MATTERS FOR BOARD DISCUSSION

Appointment of Committee Members

(M) Upon motion duly seconded and carried, the Board of Directors agreed to appoint Alicia Harrison, Angela Anderson and Jeff Benson to the Covenants Committee. Treasurer Penatzer made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

Legal Counsel Research regarding Terminating/Merging Associations

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the funds for legal counsel to research options for the CA, North, and South Associations to possibly merge in the future with costs not to exceed $3000. Treasurer Penatzer made the motion, and Director Henley seconded it with no further discussion. The motion passed at a vote of 3 – 1 with Secretary Tarlecky voting opposed. Vice President Jones provided written comments in opposition to the motion.

President Lippold accepted a question from the floor regarding why two Board members voted opposed. Secretary Tarlecky shared that she and Vice President Jones both feel the Association is too young. This action might be better suited a year or more down the road once the residents have had ownership of the Association for at least a year.

Code of Conduct

(M) Upon motion duly seconded and carried, the Board of Directors agreed to not approve the adoption of the Code of Conduct. Secretary Tarlecky made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

MANAGEMENT REPORT
Management provided a written report for the Board to review.

FINANCIAL REPORT
The Financial Report was included in the Board packet for review. It was noted that the delinquency rate is 13% and industry standard is 5%.

COMMITTEE REPORTS

Activities

Committee Chair Kate Cousins provided a verbal report to the membership.

Communications

Committee Chair Rob Richtmyre provided a verbal report to the membership.

Grounds

Committee Chair Larry Hogya provided a verbal report to the membership.

Pool

Committee Chair Meredith Castelli provided a written report to the Board and it was presented as part of the Board packet.

Telecommunications

Tabled until Executive Session

Covenants

Chairperson Amy Bennett distributed proposed Architectural Guideline amendments to the Board for review and consideration and reviewed them verbally with the membership.

CHANGES TO THE ARC GUIDELINES

The Board reviewed proposed ARC Guideline changes/updates and approved all as written with the exception of storage containers, storage sheds and trash containers/hides. These topics were sent back to the Covenant's Committee for additional work and community input.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to Approve the amended guidelines as written with the exceptions noted. Treasurer Penatzer made the motion, no further discussion, and Director Henley seconded. The motion passed unanimously.

EXECUTIVE SESSION

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn in to Executive Session at 8:35pm to discuss delinquencies and consider contracts. President Lippold made the motion, no further discussion and Secretary Tarlecky seconded it, the motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to move into Open Session at 9:25 p.m. President Lippold made the motion, no further discussion and Secretary Tarlecky seconded it, the motion passed unanimously.

POST EXECUTIVE SESSION

Comcast Contract

(M) Upon motion duly seconded and carried, the Board of Directors agreed to cancel the bulk agreement with Comcast. Director Henley made the motion, no further discussion and Treasurer Penatzer seconded it. The motion passed 4-1 with Vice President Jones voting against via her written comments.

Payment Plan

(M) Upon motion duly seconded and carried, the Board of Directors agreed to accept the payment plan for account #00329-6785 in the amount of $100 per month for one year. If payments are made on-time the Board will consider waiving late fees and legal costs. Secretary Tarlecky made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

Ratify a motion to accept Payment for account #00317-9051

(M) Upon motion duly seconded and carried, the Board of Directors agreed to ratify the motion to accept the payment of $2490. Treasurer Penatzer made the motion, no further discussion, Director Henley seconded. 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 9:45 p.m. President Lippold made the motion, no further discussion and Director Henley seconded it, the motion passed unanimously.

Respectfully Submitted
John Henley, Acting Secretary