

APPROVED
Meadows at Morris Farms Community Association

Board of Directors Meeting Minutes
April 15, 2008

A meeting of the Board of Directors of the Meadows at Morris Farms Community Association was held on Tuesday, April 15, 2008, at the Cedar Run Elementary School Library, 12601 Braemar Parkway, Bristow, VA 20136.

Board Members Present: Sara Kroll, Vice President
Ken Kidder, Director
Jeff Rose, Director

Board Members Absent: Rick Dengler, President
Kim Mackmin, Secretary/Treasurer

Others Present: Heather Graham, CMC
Sherry Rickard, CMC
Robert Richtmyre, 14368 Sharpshinned Drive
Jason Rittenhouse, 14404 Sharpshinned Drive
Maria Pote, 8828 Song Sparrow Drive
Nicholas Luggin, 14233 Catbird Drive
Mark Morrison, 14217 Catbird Drive
Doug Fries, 14221 Catbird Drive
Stuart Randlett, 8958 Junco Court
Mike Brown, 9004 Woodpecker Court
Tim Bruce, 9035 Woodpecker Court
Yvonne Fredlake, 14316 Grackle Court
Tony Hsieh, 8967 Junco Court
Lawrence Hogya, 14008 Willet Way
Dan Catlett, 8819 Barn Owl Court
Kim Jones, 8840 Song Sparrow Drive

CALL TO ORDER

The meeting of the Meadows at Morris Farm Community Association Board of Directors was called to order at 6:32 p.m. by Sara Kroll, Vice President

APPOINTMENT OF DIRECTORS BY DECLARANT

The Declarant temporarily appointed Ken Kidder and Jeff Rose as Directors for the Meadows at Morris Farm Community Association meeting scheduled for April 15, 2008.

RESIDENT FORUM

- **Robert Richtmyre, 14368 Sharpshinned Drive** – would like to see a garbage can installed in Peacock Park, would like to know when lights installed in Park will be turned on; would like to see dog stations emptied on a more frequent basis as they are continually filled.
- **Jason Rittenhouse, 14404 Sharpshinned Drive** – reported broken glass throughout mulch in Peacock Park due to vandalism; reported that people are not stopping at the stop sign on Sharpshinned and Song Sparrow.
- **Maria Pote, 8828 Song Sparrow Drive** – would like to know when lights installed in Park will be turned on
- **Nicholas Luggin, 14233 Catbird Drive** – has issues with his cable bill; wants to know when the common area behind his home will be addressed by the Developer – it is in bad shape.
- **Amy Bennett, 9023 Woodpecker Court** – Concerned about condition of common area behind home
- **Mark Morrison, 14217 Catbird Drive** – has issues with cable; wants common area behind home graded and seeded; homeowners are mowing the common area between Catbird and Woodpecker – he feels landscaper does not appear to care about this area.
- **Doug Fries, 14221 Catbird Drive** – questioned the procedure for bank-owned and/or vacant properties that have lawn maintenance violations; would like to make sure that the process is standardized for whole community.

- **Mike Brown, 9004 Woodpecker Court** – would like to see meeting time moved to 7:30 p.m.
- **Tim Bruce, 9035 Woodpecker Court** – would like to know who cleans out the wooded areas and structure in the wet storm management ponds; he would like to see the drain unclogged and trash picked up; also wants to know about the proposed fence around the dry storm water management pond
- **Yvonne Fredlake, 14316 Grackle Court** – school crossing from Grackle side of Sedge Wren to Glenkirk Elementary School side of Sedge Wren is dangerous, she has been told by school that they do not have permission to put a crossing guard or street markings there; Management and Brookfield will look into what is needed to have this taken care of.
- **Tony Hsieh, 8967 Junco Court** – want assistance to put up a playset and fence on their property line
- **Lawrence Hogya, 14008 Willet Way** – present for his architectural appeal and is upset about where temporary cable line is buried on his property. Would like to see it closer to the side lot line
- **Dan Catlett, 8819 Barn Owl Court** – is a chain link fence necessary around the storm water management ponds; he would like to see landscaping installed between the access road next to his home and the other road coming from Yellowthroat to discourage cut throughs across the grass.
- **Kim Jones, 8840 Song Sparrow** – When will lighting be installed on Linton Hall and Rollins Ford Roads; when will the two lanes going east on Rollins Ford Road be completed. Right now the two westbound lanes are used for all traffic (east and west bound).

APPROVAL OF MINUTES

Jeff Rose MOVED to approve the minutes from the January 30, 2008 meeting. Sara Kroll SECONDED the motion which PASSED unanimously.

APPROVAL OF FLORAL ROTATIONS

Sara Kroll MOVED to approve the floral rotations – spring and fall -as proposed by Community Landscape Services at a cost not to exceed \$12,300. Jeff Rose SECONDED the motion which PASSED unanimously.

INTERVIEW OF POTENTIAL BOARD MEMBERS

The Board interviewed potential board members Jason Rittenhouse, 14404 Sharpshinned Drive; Dean Smith, 8597 Sedge Wren Drive; and Lisa Tarlecky 8625 Sedge Wren Drive. All candidates were informed that they would be notified at a later time regarding the Board's decision of who would be appointed at this time. They were also informed that if others were interested they could submit their interest to management for consideration.

RATIFICATION OF SIGN REPAIR/REPLACEMENT

Jeff Rose MOVED to approve the price quote for sign replacement at a cost not to exceed \$4,200 to be expensed to line item 6360 – General Repair and Maintenance. Sara Kroll SECONDED the motion which PASSED unanimously.

BOARD INFORMATION

The Board received the management report, March 2008 financial report; Board correspondence; and the February, March and April 2008 Covenants Committee meeting minutes.

BOARD REPORTS

The Board received the Architectural Violation Report and Delinquency Status Report.

NEW BUSINESS

No new business was introduced.

EXECUTIVE SESSION

Sara Kroll MOVED to convene in Executive Session to discuss matters involving violations of the declaration or rules and regulations adopted and to discuss and consider contracts. Jeff Rose SECONDED the motion which PASSED unanimously.

Jeff Rose MOVED to exit Executive Session. Ken Kidder SECONDED the motion which PASSED unanimously.

SETTLEMENT OFFER FROM ACCOUNTS #317-9051 AND #317-9064

Sara Kroll MOVED to deny the settlement offer from the homeowner of accounts #317-9051 and #317-9064 and counter offer waiving \$1,000 from the total amount owed on both accounts and offer a payment plan if the first payment is made within ten days of notification and acceptance of the counter offer. Jeff Rose SECONDED the motion which PASSED unanimously.

POOL CONTRACT DISCUSSION

Sara Kroll MOVED to contract with Continental Pools providing the Association contract with Century Pools is terminated. Jeff Rose SECONDED the motion which PASSED unanimously.

ARCHITECTURAL VIOLATION HEARINGS

- **Harrell, 14141 Catbird Drive – Violation:** there is a deck on your property, for which there is no approved application on file, please submit an application for review. **Hearing Results:** Assess a charge of \$50 for the offense. An application will be submitted on your behalf. The Board assessed a charge of \$50 for failure to comply with the Association's governing documents.
- **Lee, 14143 Catbird Drive – Violation:** There is a deck on your property for which there is not plat received. **Hearing Results:** Assess a charge of \$50 for the offense. An application will be submitted on your behalf. The Board assessed a charge of \$50 for failure to comply with the Association's governing documents.
- **Paras, 14225 Catbird Drive – Violation:** The "for sale" post is not in compliance with HOA guidelines. **Hearing Results:** If corrective action is not taken within 15 days from today, the Board will assess a charge of \$10 per day until the violation is corrected, up to the maximum allowed by law. If the violation is not corrected within 30 days from today, our legal counsel shall file for injunctive relief for the violation, and for fees and charges, from the court. In addition, the Board exercises the right of the Association to suspend the owner's voting privileges, and the right to use of the recreation facilities and common area parking.
- **Aurora Loan Services, 14260 Catbird Drive –** It is understood that the violation was corrected prior to today's scheduled hearing. No further action will be taken.
- **Upadhaya, 14276 Catbird Drive – Violation:** Please store the plastic trike, currently stored in front yard, out of view. **Hearing Results:** Assess a charge of \$50 for each offense and allow 15 days from today to correct the violation. If the violation is not corrected by the time, the Board will automatically file a legal suit for injunctive relief from the court. In addition, the Board exercises the right of the Association to suspend the owners voting privileges and the right to use of the recreation facilities and common area parking.
- **Peters, 8954 Junco Court –** It is understood that the violation was corrected prior to today's scheduled hearing. No further action will be taken.
- **Herrera, 14116 Redstart Court – Violation:** The "for sale" post is not in compliance with HOA guidelines. **Hearing Results:** If corrective action is not taken within 15 days from today, the Board will assess a charge of \$10 per day until the violation is corrected, up to the maximum allowed by law. If the violation is not corrected within 30 days from today, our legal counsel shall file for injunctive relief for the violation, and for fees and charges, from the court. In addition, the Board exercises the right of the Association to suspend the owner's voting privileges and the right to use of the recreation facilities and common area parking.
- **Graves, 14201 Sharpshinned Drive –** It is understood that the violation was corrected prior to today's scheduled hearing. No further action will be taken.
- **Martinez, 14289 Sharpshinned Drive –** It is understood that the violation was corrected prior to today's scheduled hearing. No further action will be taken.
- **Barrantes, 8929 Song Sparrow Drive – Violation:** You have a fence for which we have no approved application on file. Please complete and submit the enclosed application for your fence. **Hearing Results:** Assess a charge of \$50 for the offense. An application will be submitted on your behalf. The Board assessed a charge of \$50 for failure to comply with the Association's governing documents.
- **Santiago, 8801 Yellow Hammer Drive – Violation:** Missing upper right window shutter, please replace. **Hearing Results:** If corrective action is not taken within 15 days from today, the Board will assess a charge of \$10 per day until the violation is corrected, up to the maximum allowed by law. If the violation is not corrected within 30 days from today, our legal counsel shall file for injunctive relief for the violation, and for fees and charges, from the court. In addition, the Board exercises the right of the Association to suspend the owner's voting privileges and the right to use of the recreation facilities and common area parking.
- **Bitencourt/Peloso, 14292 Blue Heron Way – Violation:** The VIP Realtor "for sale" post is not in compliance with HOA guidelines. **Hearing Results:** If corrective action is not taken within 15 days from today, the Board will assess a charge of \$10 per day until the violation is corrected, up to the maximum allowed by law. If the violation is not corrected within 30 days from today, our legal counsel shall file for injunctive relief for the violation, and for fees and charges, from the court. In addition, the Board exercises the right of the Association to suspend the owner's voting privileges and the right to use of the recreation facilities and common area parking.

- **Morgan Stanley Mortgage, 8809 Yellow Hammer Drive – Violation:** Please mow your grass as it exceeds the maximum height of 6 inches. **Hearing Results:** If the grass is not mowed within 10 days, the Association will enter your property and maintain your lawn and bill the account for this activity.
- **Casquino, 8925 Yellowleg Court – Violation:** You have a trampoline in the back yard for which we have no approved application on file. Please remove the trampoline or submit an application for approval. **Hearing Results:** If corrective action is not taken within 15 days from today, the Board will assess a charge of \$10 per day until the violation is corrected, up to the maximum allowed by law. If the violation is not corrected within 30 days from today, our legal counsel shall file for injunctive relief for the violation, and for fees and charges, from the court. In addition, the Board exercises the right of the Association to suspend the owner's voting privileges and the right to use of the recreation facilities and common area parking.
- **Vivas, 9001 Woodpecker Court – Violation:** there is a portable basketball hoop in the driveway. **Hearing Results:** If corrective action is not taken within 15 days from today, the Board will assess a charge of \$10 per day until the violation is corrected, up to the maximum allowed by law. If the violation is not corrected within 30 days from today, our legal counsel shall file for injunctive relief for the violation, and for fees and charges, from the court. In addition, the Board exercises the right of the Association to suspend the owner's voting privileges and the right to use of the recreation facilities and common area parking.

COVENANTS COMMITTEE DECISION APPEAL HEARING – 14008 WILLET WAY

Sara Kroll MOVED to deny the appeal. Fence must be white in accordance with the guidelines. Jeff Rose SECONDED the motion which PASSED unanimously.

ADJOURNMENT

The Board moved by acclamation to adjourn the meeting at 8:10 p.m.