

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Wednesday, April 17, 2013
Gainesville Middle School
8001 Limestone Drive Gainesville, VA 20155

In Attendance:

Jeff Benson – President
Dana Alexy – Vice President
Jonathan Catania - Treasurer
Victoria Swanson – Secretary

Absent:

Dave Jones – Director at Large

Also Present:

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

1. CALL TO ORDER

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

2. MEETING MINUTES:

A motion to accept the minutes from the previous meeting was made by Dana Alexy with the acceptance of a change made to Section 5, paragraph four, regarding Jeff Benson and Dave Jones abstaining from the approval of two pool chemical monitor's. With this change, the motion was second by Jonathan Cantania and unanimously accepted.

3. RESIDENT FORUM

A homeowner inquired about the 5k race that will be held near the community and if the road(s) will be accessible. Jeff Benson stated that it was his understanding that the road will be closed by the Police, starting at 9am and shut down for 3 hours. These roads are controlled by VDOT. The race would be held Saturday, April 27.

A homeowner brought up concern regarding the damaged fence near 8581 Sedge Wren Drive. Due to this being county property, the Board asked Crystal Castillo, Community Manager, to reach out to the county and make sure they are aware of the issue.

A homeowner had a question regarding pool guest passes. Crystal Castillo gave the owner a pool pass form. She explained that the cost was \$10.00 for five guest visits.

A homeowner asked the procedure to changing the front of her patio area. The Board stated she would need to fill out the Architectural Application and submit to the Architectural Committee for review.

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Wednesday, April 17, 2013
Gainesville Middle School
8001 Limestone Drive Gainesville, VA 20155

4. COMMITTEE REPORTS:

Activities: Jennifer Algorri spoke on the success of the Easter Egg Hunt. There were over one hundred people who attended and about twenty volunteers. High Sierra Pools were able to come out the morning of the event and fix a plumbing issue right away. She also stated that Sally with Liberty Mutual provided over a dozen cakes.

Jennifer Algorri is now planning the Spring Community Garage Sale that is set to take place on May 18th. She will be getting with Crystal to send out flyers and also posted the notice on Facebook. She will also be placing ad's in several websites.

Covenants: The Covenants Committee were not able to meet in person due to conflicting schedules, but they were able to send the approved and denied applications to Crystal Castillo. There were a total of 9 applications that were reviewed.

Grounds: Crystal presented the proposal from CLS Landscaping for the amount of \$4,644. The Board would like modifications around the pool area before the opening season. After reviewing the Board would like to add the following to the proposal: Additional watering of the trees, gator bags and larger trees to be put in place. A motion to accept the proposal was made by Victoria Swanson, seconded by Jonathan Catania and unanimously approved with the changes mentioned.

Communications: Rick and Marianne are working on the newsletter. Ms. Castillo has informed Rick the Board would like to add several items to the newsletter as well. Ms. Castillo stated the draft should be ready within the next couple weeks.

5. MANAGEMENT REPORT:

Ms. Castillo stated she has added a Service Contractors List and Action Item List to the board packets. The Service Contractors List consists of regularly used contractors, their contact information, contract dates and payment amounts.

Ms. Ambers stated February Financials were sent over. There were 3 errors found on the financials and Ms. Castillo is working with the Legum & Norman Accounting Department to have these errors corrected. The corrections will be reflected in the April Financials. The delinquencies for February were \$56,061 and March was at \$56,294.

Ms. Ambers stated Karen of High Sierra will have the proposal for the pool concrete work within the next two business days. Ms. Castillo will then forward to the Board to review.

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Wednesday, April 17, 2013
Gainesville Middle School
8001 Limestone Drive Gainesville, VA 20155

Mrs. Castillo has been in contact with Rick of RStudy+, regarding the Reserve Study. He is in the process of working on the study and will be in contact with Ms. Castillo.

Mrs. Castillo stated her and the Board are working on getting the pool ready for opening weekend. The additional pool furniture has been ordered and will be delivered before May 15th.

Mrs. Castillo mentioned the concrete damage in the beach walk in of the pool. Karen of High Sierra suggested retiling the pool. Ms. Castillo did receive a proposal in the amount of \$10,800 to retile the pool. Ms. Castillo will look into the warranty of last year's fix of the cracking issue.

Mrs. Castillo reported that Sequoia Management has closed all reserve accounts and has sent the closing check to Legum & Norman. The funds will need to be put into new reserve accounts. Victoria Swanson made a motion to move \$245,000.00 into the FBCD & VHB.. It was second by Jonathan Catania and unanimously approved. Victoria Swanson then made a motion to put the remainder, \$143,000.00, into American Bank as a money market account. This was second by Jeff Benson and unanimously approved.

6. PRESIDENT REPORT:

Mr. Jeff Benson stated due to a homeowner's mailbox being damaged by V-Dot, the Board replaced the mailbox for the homeowner. Mr. Benson instructed Crystal to purchase a new lock for the pool house. Mrs. Castillo stated that she had spoken to Karen from High Sierra and the lock belongs to the company. They will replace the lock cost free.

7. NEW BUSINESS:

Jeff Benson stated that he would like to donate \$150.00 to Greenwich Church. Mr. Benson stated they have always welcomed the Meadows at Morris Farm Board Meetings and have been very accommodating on short notice as well. Dana Alexy made a motion to donate \$150.00 to Grenidge Church. This was second by Jonathan Catania and unanimously accepted

Mr. Benson stated the Board would like to host an opening season pool party, Memorial Weekend. Dana Alexy made a motion to approve the event. It was second by Jeff Benson and unanimously approved. Mr. Benson asked Mrs. Castillo to retrieve several quotes for catering the upcoming pool party and for volunteer staff members to hand out pool passes.

Mrs. Dana Alexy made a motion to approve a Moon Bounce for the opening pool event. It was second by Victoria Swanson and unanimously accepted.

Ms. Dana Alexy made a motion to provide the activities committee with funds for balloons and flyers for the pool party without exceeding \$250.00. This was second by Jeff Benson and unanimously approved.

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Wednesday, April 17, 2013
Gainesville Middle School
8001 Limestone Drive Gainesville, VA 20155

Mrs. Castillo stated the proposal cost for sealing and stripping of the pool parking lot was \$5,500. Ms. Dana Alexy made a motion to approve the stripping and power wash of the pool parking lot for the amount of \$1,500. It was second by Jonathan Catania and unanimously approved.

Mrs. Castillo stated that she had spoken to the auditor regarding the fiscal year change. January 1st, 2014 will be the fiscal year beginning.

Mr. Benson stated due to young kids and adults damaging the lights on Peacock Park he would like a price quote for a steel cage. The Board would also like a quote on benches for the pool area and park. Mrs. Castillo stated she would have those in the next Board Package.

OLD BUSINESS:

Mrs. Castillo was asked by the Board to bid out two proposals for Solicitation Signs. The Board would like to keep the signs to the aesthetics of the property. The Board would also like a sign for the trails.

ADJOURNMENT:

The next meeting will be on May 15th.

With there being no further business, Ms. Victoria Swanson made a motion to adjourn the meeting, it was second by Ms. Jonathan Catania and unanimously approved at 8:34 p.m.

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