APPROVED MINUTES

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
April 27, 2010
Gainesville Middle School
8001 Limestone Drive
Gainesville, VA 20155

In Attendance:

Eric Lippold – President
Dave Jones – Director
Mark Jones – Director
Brian Penatzer – Director

Absent with Notice:

Avery Brunson – Vice President

Also Present:

Jessica Azzarano – Community Manager, Sequoia Management

10 homeowners

CALL TO ORDER

President Lippold called the meeting to order at 7:00 p.m., noting a quorum of the Board was present.

ELECTION OF SECRETARY

As the position of Board Secretary was open due to the resignation of John Henley, President Lippold nominated Director Mark Jones for the position of Secretary. There being no other candidates, Director Jones was elected as Secretary unanimously.

RESIDENT INPUT

- Ms. Pastro stated that there is a fox den in the wooded area on the hill behind her house not far from the fence (14131 Catbird Drive). She is concerned as it is near her home and foxes can sometimes carry rabies. She had called Prince William County Animal Control and they will not handle this. She also discussed trash in the stream and questioned whether there was a field to play soccer, etc. The Board mentioned the new play area at Brown Thrasher/Broadwinged and that the Meadow was envisioned for potential community use. The meadow tends to be muddy and may be protected as wetlands.
- Homeowner at 8833 Brown Thrasher voiced his concern over dead trees in wooded common areas, trash throughout the community, and grass on vacant lots. Board discussed how dead trees were being handled on priority basis (safety issues first) and need locations of trees to place on list. Board indicated that we would be talking about trash pickup later in the evening.

Resident input closed at 7:20 pm

AGENDA APPROVAL

The agenda was presented for review and approval.

REVIEW AND APPROVAL OF MINUTES:
March 2011 meeting minutes were presented for review and approval.

The motion was tabled as only President Lippold was present at both the March and April meetings.

COMMITTEE REPORTS

Covenants
Committee Reports for February and March 2011 were provided. Committee members present indicated that additional members were required. Board discussed need for new members and will handle any nominations by unanimous consent.

Pool
Discussion of potential need for anchoring lifeguard stands and providing 2 umbrellas for lifeguard chairs. Costs of anchoring chairs ranged from $3,800 - $5,800. One contractor determined that the action was unwarranted.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to obtain two umbrellas for the lifeguards for $600 maximum expenditure and the capability to attach them; but no new lifeguard chairs. Director D. Jones made the motion, no further discussion, Secretary M. Jones seconded. The motion passed unanimously.

Still awaiting proposals for additional pool furniture and will consider for possible unanimous consent.

Activities
Discussion by the Board as to the need to continue the Activities Committee in a time of austere budgets. Decision was to continue with the Activities Committee.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the facilitation and advertising funds for a community yard sale on June 4, 2011, weather permitting. Secretary M. Jones made the motion, no further discussion, Director D. Jones seconded. The motion passed 3-1. (Eric Lippold – Nay)

Nature Trail Cleanup Day email and request for flyers discussed and sent to Activities Committee for consideration and recommendation to the Board.

Grounds
Discussion of hill on Barn Owl and Farmhouse area for potential landscaping. Brookfield has reached out to Craftmark for any plans they may have or assistance they may provide. Terri Elwakad, Lorretta Whitacare and Kim Lippold had indicated interest on being appointed to Committee. Question of Board member being assigned to Committee discussed and By-Law citation requested.

(M) Upon motion duly seconded and carried, the Board of Directors appointed Terri Elwakad to the Grounds Committee. Secretary M. Jones made the motion, no further discussion, seconded by Director D. Jones. The motion passed unanimously.

Juniper Tree replacement on Rollins Ford Road was Tabled till the May meeting.

Communications

Discussion of recommendation from the Committee for a website for Meadows at Morris Farm.

(M) Upon motion duly seconded and carried, the Board of Directors accepted Association Voice's proposal for website hosting and administering for a fee of $175 per month. Director D. Jones made the motion, no further discussion, Secretary M. Jones seconded. The motion passed unanimously.

FINANCIAL REPORT

The Financial Report was included in the Board packet for review.

(M) Upon motion duly seconded and carried, the Board of Directors approved moving $100,000 from Operating Reserves (checking) to Money Market Account. Director D. Jones made the motion, no further discussion, Director Penatzer seconded. Motion passed unanimously.

MANAGEMENT REPORT – OLD BUSINESS

Management provided a written report for the Board to review.

Wood Carpet Proposals

(M) Upon motion duly seconded and carried, the Board of Directors approved Clipper's proposal for installation of wood carpet at all site locations for a total cost of $4,968.63. Secretary M. Jones made the motion, no further discussion, Director Penatzer seconded. The motion passed unanimously.

Ratification of Unanimous Consent for Approval of 2010 Audit

(M) Upon motion duly seconded and carried, the Board of Directors ratified the unanimous consent approval of the 2010 draft audit. Director Penatzer made the motion, no further discussion, President Lippold seconded. The motion passed 2-0.

No Trespassing Sign

Passed to Grounds Committee to re-engage with previous Master Sign Plan.

Common Area Trash Removal

The Board considered and discussed various options for weekly trash removal from 6 trashcans in the Common Areas.

(M) Upon motion duly seconded and carried, the Board of Directors accepted the DoodyCalls proposal to empty 6 trashcans and replace trash bags on a weekly basis for a discounted cost of $58.50 per service to also include a volume discount on the Pet Waste

Station Service. Director D. Jones made the motion, no further discussion, Director Penatzer seconded. The motion passed unanimously.

Common Area Cleanup Services

(M) Upon motion duly seconded and carried, the Board of Directors approved Sequoia Management to provide janitorial services at a rate of $35 per hour for Board accepted Common area cleanup for an initial 2 month period. Secretary M. Jones made the motion, no further discussion, Director D. Jones seconded. The motion passed unanimously.

Community Bulletin Board Proposals
Passed to Grounds Committee to re-engage with Master Sign Plan.

MANAGEMENT REPORT – NEW BUSINESS

Website Publication Announcement

(M) Upon motion duly seconded and carried, the Board of Directors determined that the new community website, when operational, will serve as official communication to the community and neighborhood for items which do not require USPS mailings. Director D. Jones made the motion, no further discussion, Director Penatzer seconded. The motion passed unanimously.

Tree Removal Proposal
Item passed to the Grounds Committee to be added to list of dead/damaged trees for evaluation and recommendation to the Board.

Common Area Pest Control
No action to be taken.

Tire Receipt Reimbursement Request

(M) Upon motion duly seconded and carried, the Board of Directors denied reimbursement for tire repair. Director D. Jones made the motion, no further discussion, Director Penatzer seconded. The motion passed unanimously.

Common Area Landscaping Guidelines
Item passed to Grounds Committee for evaluation and recommendation to the Board.

Legal Review of Governing Documents
Tabled till after merger decisions made and merger completed, resulting in changes to governing documents.

Additional Pet Waste Station
Tabled till next meeting while awaiting bids for installation of new station/moving existing station.

Summer Meeting Location Rentals

Item tabled till next meeting as Resurrection Church and Grace Life Church offered up as potential alternatives to paying for Crossroads Clubhouse.

EXECUTIVE SESSION

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn to Executive Session at 9:50pm to discuss delinquencies, account fee waiver requests and a homeowner request for repair item at Board's expense. President Lippold made the motion, no further discussion, Secretary Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to move into Open Session at 10:20 p.m. Director D. Jones made the motion, no further discussion, Director Penatzer seconded it. The motion passed unanimously.

POST EXECUTIVE SESSION

Homeowner Request for Board Payment of Repairs

(M) Upon Motion Duly seconded and carried, the Board of Directors decided not to approve the homeowners request for Board payment of repair expenses. Secretary Jones made the motion, no further discussion, Director D. Jones seconded. The motion passed unanimously.

Homeowner Account Resolutions

(M) Upon motion duly seconded and carried, the Board of Directors denied a late fee waiver request proposed by account # 1814364. Secretary M. Jones made the motion, no further discussion, Director D. Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors denied a certified and late fee waiver request for account # 229000. Secretary M. Jones made the motion, no further discussion, Director D. Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors denied a certified and late fee waiver request for account # 314029. Secretary M. Jones made the motion, no further discussion, Director D. Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to waive the late fees for account # 198896. Secretary M. Jones made the motion, no further discussion, Director D. Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors denied a late fee waiver request for account # 98954. Secretary M. Jones made the motion, no further discussion, Director D. Jones 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 10:23 p.m. Director D. Jones made the motion, no further discussion, Director Penatzer seconded. The motion passed unanimously.

Respectfully Submitted
Mark W. Jones, Secretary