

Meadows at Morris Farm Community Association

May 11, 2009

A meeting of the Board of Directors of the Meadows at Morris Farm Community Association was held on Wednesday, January 21, 2009 at the Glenkirk Elementary School, 8584 Sedge Wren Drive, Gainesville, VA 20155.

Board Members Present: Rick Dengler, President
Jojean Dikeman, Director
Jason Rittenhouse, Director

Board Members Absent: Sara Kroll, Vice President
Kim Mackmin, Secretary/Treasurer

Others Present: Sherry Rickard, CMC, Community Manager
Hilary Lape, CMC, HOA Division Director
Alex Tarlecky, 8625 Sedge Wren Drive
Terri and Rob Richtmyre, 14368 Sharpshinned Drive
John and Blois Brown, 14120 Redstart Court
Lawrence J. Hogya, 14008 Willet Way
Jeremy R. Sachs, 14144 Catbird Drive

Call to Order

The meeting of the Meadows at Morris Farm Community Association Board of Directors was called to order at 7:05 p.m. by Rick Dengler, President.

Resident Forum

- Peacock Park streetlights are out.
- Association is asked to remind builders to clean streets where construction is occurring (nails, wood, etc.)
- Association is asked to remind builders to ask and gain permission before using homeowners water or power.
- Status of streetlight and traffic light request at Rollins Ford Road
- Send email to interested committee members to see where their interests are and appoint members by unanimous consent.
- Dead tree behind 8595 Sedge Wren Drive and 14404 Sharpshinned Drive.
- Who is responsible for natural/common area behind 8597 Sedge Wren Drive
- Set up meeting with Rick Dengler, Sara Kroll, Neil Patel, Brian Penatzer, Lisa Tarlecky, management, and American Disposal to discuss contract concerns/issues.

Approval of Minutes

Jason Rittenhouse MOVED to approve the minutes of the January 21, 2009 Board Meeting.
Jojean Dikeman SECONDED the motion which PASSED unanimously.

Jason Rittenhouse MOVED to approve the minutes of the March 30, 2009 Board meeting. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Insurance Policy

Jojean Dikeman MOVED to approve AIAI as the insurance policy for the period June 1, 2009 – June 1, 2010 at a cost not to exceed \$5,328.20. Jason Rittenhouse SECONDED the motion which PASSED unanimously.

Approval of Activities Committee Charter

Jason Rittenhouse MOVED to approve the Activities Committee Charter (as amended), pending legal review. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Appointment of Activities Committee Members

Jason Rittenhouse MOVED to table the issue. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Communications Committee Charter

Jason Rittenhouse MOVED to approve the Communications Committee Charter (as amended), pending legal review. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Covenants Committee Charter

Jojean Dikeman MOVED to approve the Covenants Committee Charter (as amended), pending legal review. Jason Rittenhouse SECONDED the motion, which PASSED unanimously.

Appointment of Covenants Committee Members and Chair

Jason Rittenhouse MOVED to table the issue. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Grounds Committee Charter

Jason Rittenhouse MOVED to approve the Grounds Committee Charter (as amended), pending legal review. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Appointment of Grounds Committee Members

Jason Rittenhouse MOVED to table the issue. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Pool Committee Charter

Jason Rittenhouse MOVED to approve the Pool Committee Charter (as amended), pending legal review. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Appointment of Pool Committee Members

Jason Rittenhouse MOVED to table the issue. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Ad Hoc Swim Team Committee Charter

Jason Rittenhouse MOVED to approve the Ad Hoc Swim Team Committee Charter (as amended), pending legal review. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Appointment of Ad Hoc Swim Team Committee Members

Jason Rittenhouse MOVED to table the issue. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Ad Hoc Telecommunications Committee Charter

Jason Rittenhouse MOVED to approve the Ad Hoc Telecommunications Committee Charter (as amended), pending legal review. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Appointment of Ad Hoc Telecommunications Committee Members

Jason Rittenhouse MOVED to table the issue. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Three-Way Stop Special Resolution

Jason Rittenhouse MOVED to approve the special resolution establishing a three-way stop at the intersection of Sedge Wren Drive and Sharpshinned Drive. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Ratification of Approval of Pool Repairs Proposal

Jason Rittenhouse MOVED to ratify the decision to perform pool repairs in the amount of \$8,370.00 from Reserve Funds. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Approval of Painting Proposal

Jason Rittenhouse MOVED to approve the proposal from CMC maintenance to paint the pool facility at a cost not to exceed \$2,750 from Reserve Funds. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Management Report

The Board received the management report.

Financial Statements

The Board received the March 2009 Financial Statements.

Executive Session

Jason Rittenhouse MOVED to convene in Executive Session to discuss delinquency. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Jason Rittenhouse MOVED to exit Executive Session. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Delinquency Status Report

The Board received the delinquency status report.

Homeowner Request – Account #304-0339

Jason Rittenhouse MOVED to approve the homeowner request to accept a payoff offer of \$1,200 for account #304-0339, providing the payment is received in 10 business days or the offer is rejected. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Homeowner Request – Account #304-0368

Jason Rittenhouse MOVED to waive \$875 in late fees if remaining amount owed is received in 10 business days or the request is rejected. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Homeowner Request – Account #309-6639

Jason Rittenhouse MOVED to offer a payment plan where homeowner pays a minimum of \$100 per month plus monthly assessments with payment in full received by June 1, 2010. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Adjournment

Jason Rittenhouse MOVED to adjourn the meeting at 8:50 p.m. Jojean Dikeman SECONDED the motion which PASSED unanimously.

Final Waiver and Release of Contract

The undersigned is a contractor furnishing services or labor or material to the Owners or agent for the property described as:

Meadows at Morris Farm, CA
14463 Broadwinged Drive
Gainesville, VA 20155

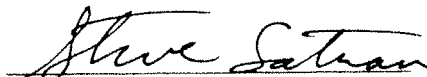
In consideration of the resolution of a contractual dispute, and other good and valuable consideration and benefits accruing, the receipt and sufficiency of which are hereby acknowledged, the undersigned, for itself and its predecessors (including Century Pool Management, Inc.), successors and assigns, does hereby forever waive, release and quitclaim in favor of the owner and agent of said property and in favor of each and every party making a loan on said property, as improved, and its successor and assigns, any and all rights that the undersigned may have to lien upon the property above described and hereby releases Owner and agent from any and all obligations and liabilities under the Aquatic Safety Management Agreement (which covered the 2007 through 2009 pool seasons) (the "contract"), causes of action, suits, debts, liens, damages, claims and demands whatsoever in law or in equity which the undersigned ever had, now have or ever will have against Owner or agent for the above described property, by reason of the contract, performance of any work or the delivery of material for the benefit of the described property.

By signing this final waiver and release of contract, Century Pool Management, LLC represents that it is the successor or assign to Century Pool Management, Inc., the original contracting party under the contract and that the undersigned has full authority to enter into this release and waiver on its behalf and on behalf of its predecessors under the contract.

It is further understood and agreed that this final waiver and release of contract is the global final settlement of all services rendered, work done and/or material furnished prior to the date below.

It is finally understood and agreed that signatures of Contractor and Owner or agent below hereby release both parties from any and all contractual obligations or monetary claims to the other which may exist at the time of the date below.

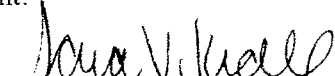
Contractor:



Steve Satran, Contract Manager
Century Pool Management, LLC
5020 Nicholson Court, Suite 201
Kensington, MD 20895

5-1-08
Date

Owner or Agent:



Sara V. Kroll, Vice President
Meadows at Morris Farm, CA
14463 Broadwinged Drive
Gainesville, VA 20155

5-2-08
Date

MAY 14 2008