**MORRIS FARM COMMUNITY ASSOCIATION INC.**
**BOARD OF DIRECTORS MEETING**
**May11, 2010**
Bristow Run Elementary School
8990 Worthington Drive
Bristow, VA

In Attendance:
Eric Lippold - President
Patricia Jones – Vice President
Brian Penatzer– Treasurer
Lisa Tarlecky - Secretary

Absent with Notice:
John Henley – Director at Large

Also Present:
Dianne Adams – Community Manager, CMC
21 homeowners

**CALL TO ORDER**
President Lippold called the meeting to order at 7:03 p.m., noting a quorum of the Board was present.

**RESIDENT INPUT**
- Dana Moss addressed the Board about the following issues:
  - How long will it be until the NO TRESPASSING signs at the pool?
  - Can the HOA pursue a street lamp at the pool parking lot?
  - There are concerns about Craftmark supposedly selling lots to Brookfield. Will the homes that are built be of the same style and price-point as the existing Craftmark homes?
  - The membership is aware that delinquencies are high. Are people being denied access to the pool if they are not in good standing?
- Kathy Jardine
  - The one-way sign at Catbird and Junco is still missing.
  - She shared concern about parking in front of fire hydrants. Can something be added to the next newsletter?
- Elizabeth Bush
  - She has called Comcast 20 times to bury the cable in her yard. Her family has to move the line to cut their lawn. She is asking the HOA to put their weight on Comcast to bury her line as well as all of those in the neighborhood that remain above ground.
- Mark Schumacher
  - People are not respecting and/or acknowledging the fire lanes. Something needs to be done.
  - Street signs need to be fixed and/or replaced.
  - Mr. Schumacher shared his concerns about the pool company and is hopeful that this year will be noticeably improved.

*Resident input closed at 7:24pm*

**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. Vice President Jones made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

**REVIEW OF MINUTES:**
The March 9, 2010 Meeting minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the March 9, 2010 minutes as amended. Treasurer Penatzer made the motion, no further discussion, Vice President Jones seconded. The motion passed unanimously.

The April 6, 2010 Meeting minutes were not available and will be reviewed when made available.

**POOL FENCE PROPOSALS**
The Board tabled this action until all information has been received.

**ADDITIONAL SIGNAGE**
(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the purchase and installation of various signs for the pool and neighborhood. Secretary Tarlecky made the motion, no further discussion, Vice President Jones seconded. The motion passed unanimously.

**COMMITTEE APPOINTMENT**
(M) Upon motion duly seconded and carried, the Board of Directors agreed to appoint Jessica Peacher and Anna Bristle to serve on the Activities Committee. Vice President Jones made the motion, no further discussion, Secretary Tarlecky seconded. The motion passed unanimously.

**MANAGEMENT REPORT**
Management provided a written report in the Board packet highlighting what they have been working on for the HOA.

**COMMITTEE REPORTS**
The committee chairs or a committee rep provided a verbal update to the membership. All committees have submitted meeting minutes that are on file with Management.

- Pool Committee
- Grounds Committee
- Activities Committee
- Covenants Committee
- Communications Committee

The Board presented the Richtmyers with a $100 gift card to Bonefish as a tangible thank you for their ongoing service to the Association.

**FINANCIALS**

The Board reviewed the financial reports and noted that the Association is operating at a 13% deficit. Industry standard is 5%.

**EXECUTIVE SESSION**

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn to Executive Session at 7:38 p.m., for the purpose of considering discussing contracts, delinquencies and personnel matters. President Lippold made the motion, no further discussion and Vice President Jones seconded it, the motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to move into Open Session at 8:19 p.m. President Lippold made the motion, no further discussion and Vice President Jones seconded it, the motion passed unanimously.

**POST EXECUTIVE SESSION**

Disband Telecommunications Committee

(M) Upon motion duly seconded and carried, the Board of Directors agreed to disband the telecommunications committee and thank them for their service. Vice President Jones made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

Insurance Renewal

(M) Upon motion duly seconded and carried, the Board of Directors agreed to renew the Association's insurance police. Vice President Jones made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

Combining Boards Research Letter

(M) Upon motion duly seconded and carried, the Board of Directors agreed to share the research letter with the North and South Boards when received from legal. President Lippold made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

Ratification of Motion

(M) Upon motion duly seconded and carried, the Board of Directors agreed to ratify the motion made via unanimous consent on email to amend the Architectural Guidelines to allow decks for the courtyard clusters. Vice President Jones made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

Committee Action

(M) Upon motion duly seconded and carried, the Board of Directors agreed to notify a committee member of delinquency and that they do not meet charter requirements. President Lippold made the motion, no further discussion, Vice President Jones seconded. The motion passed unanimously.

Write off Account 00301-1339

(M) Upon motion duly seconded and carried, the Board of Directors agreed to write off account 00301-1339. Secretary Tarlecky made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

Write off Account 00346-6078

(M) Upon motion duly seconded and carried, the Board of Directors agreed to write off account 00346-6078. Secretary Tarlecky made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously

Write off Account 00314-8435

(M) Upon motion duly seconded and carried, the Board of Directors agreed to write off account 00314-8435. Secretary Tarlecky made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously

Write off Account 00314-7711

(M) Upon motion duly seconded and carried, the Board of Directors agreed to write off account 00314-7711. Secretary Tarlecky made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously

Write off Account 00313-2713

(M) Upon motion duly seconded and carried, the Board of Directors agreed to write off account 00313-2713. Secretary Tarlecky made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously

Write off Account 00300-4731

(M) Upon motion duly seconded and carried, the Board of Directors agreed to write off account 00300-4731. Secretary Tarlecky made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

Write off Account 00301-1410

(M) Upon motion duly seconded and carried, the Board of Directors agreed to write off account 00301-1410. Secretary Tarlecky made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously

Write off Account 00304-6223

(M) Upon motion duly seconded and carried, the Board of Directors agreed to write off account 00304-6223. Secretary Tarlecky made the motion, no further discussion, Treasurer Penatzer 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 8:33 p.m. Vice President Jones made the motion, no further discussion and Treasurer Penatzer seconded it, the motion passed unanimously.

Respectfully Submitted
Lisa Tarlecky, Recording Secretary