

**MORRIS FARM COMMUNITY ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING**  
**Wednesday, May 15, 2013**  
**Gainesville Middle School**  
**8001 Limestone Drive Gainesville, VA 20155**

**In Attendance:**

Jeff Benson – President  
Dana Alexy – Vice President  
Jonathan Catania – Treasurer / Joined meeting at 7:35pm  
Victoria Swanson – Secretary  
Dave Jones – Director at Large

**Also Present:**

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

**1. CALL TO ORDER**

President Jeff Benson called the meeting to order at 7:01 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 Ms. Dana Alexy with the acceptance of changes made to Section 3, 4, 6 & 7. The motion was second by Mr. Jeff Benson and unanimously accepted. Mr. Dave Jones abstained, he was absent from the last meeting.

**3. RESIDENT FORUM**

Mr. Mark Jones stated there was a dead tree near 8901 Kingbird Ct. With the last year's storms; the homeowner is concerned that this year it may fall over. Mr. Mark Jones is a part of the Grounds Committee & will discuss further with them.

Mr. Mark Jones will be meeting with Ms. Castillo and Jason of CLS Landscaping. Mr. Jones plans to show them the areas of concern. The Board requested Ms. Castillo to inform Jason of CLS they would like deadlines on the comprehensive plan they have been asking for and quicker responses from CLS.

Mr. Charlie Phipps would like to host a fund raiser the weekend of June 15<sup>th</sup>, for the Wounded Warrior Project. Mr. Jonathan Catania made a motion to approve a \$500 donation to the Wounded Warrior event. It was second by Ms. Dana Alexy and unanimously accepted. A flyer created by Mr. Phipps will be reviewed by the Board. The board made it clear this was not a Board or Association event. Ms. Dana Alexy made a motion to approve Mr. Phipps to be able to use the lawn behind the pool area. It was second by Mr. Dave Jones and unanimously accepted.

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**4. COMMITTEE REPORTS:**

Activities: Ms. Jennifer Algorri was not present at the meeting. Mr. Jeff Benson stated the Board will not be having an opening event for the Memorial Weekend, but will still have a moon bounce for the children. The Board discussed several options to host an annual event and will continue to discuss & research further options.

Grounds: N/A

Covenants: The Covenants Committee was unable to meet, but were able to communicate and make decisions via email. Ms. Castillo has been sending the applications to the Covenants Committee via email. The Board would like the Minutes for the meetings to be submitted for each meeting.

Communications: N/A

**5. MANAGEMENT REPORT:**

Ms. Castillo stated the end of March Financials were sent to all Board Members prior to the meeting. The April Financials were sent to Jeff Benson & Jonathan Catania prior to the meeting. Ms. Ambers stated there were several invoices past due that were transferred over from Sequoia. The final past due invoice for CLS was included in the financials. Mr. Benson stated he was concerned as to why the delinquencies continue to rise. Ms. Castillo stated that in December, during transition, many owners sent their payments to Sequoia Management. Sequoia Management never processed the checks and the checks were never received by Legum & Norman. Many homeowners have been informed and are sending payments in. Legum & Norman are reversing the late charges as well.

Mr. Jeff Benson asked how Legum & Norman will help to reduce the legal fees. Ms. Castillo stated to reduce legal fees she suggests closing out some of the delinquent accounts. Ms. Castillo informed the Board that after 90 days of being delinquent, homeowner(s) are transferred into legal. Mr. Jeff Benson & Ms. Dana Alexy requested a recommendation list on how to reduce the legal fees.

**6. PRESIDENT REPORT:**

Mr. Jeff Benson stated he received a business card from a site inspector for the Environmental Services, Prince William County. The site inspector informed Mr. Benson the final inspections will begin shortly for the Brookfield Bond, sections 6, 8 & 9. Sections 10 & 11 will follow shortly. They have completed all of section 2. Ms. Dana Alexy would like Ms. Castillo to find out if they are still under the erosion bond. Mr. Benson would like Crystal to inform the site inspector of any complaints or issues to him before the inspections are completed.

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**7. NEW BUSINESS:**

The Board has requested a survey to be created for the community and the Board on Legum & Norman's performance. The Board believes this will be helpful for the communication between homeowners, Board Member's and Legum & Norman.

The Board also requested Ms. Castillo to contact Sequoia regarding the hill & erosion.

**OLD BUSINESS:**

Ms. Dana Alexy brought to the Board's attention the need for tick treatment. This was previously discussed, but never decided. The treatment would be in common areas; ex: pool area. A proposal was provided, but the Board voted against.

**ADJOURNMENT:**

The next meeting will be on June 19<sup>th</sup>.

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 9:15 p.m.

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