APPROVED MINUTES 7.24.12

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
May 16, 2012
Glenkirk Elementary School
8584 Sedge Wren Drive
Gainesville, VA 20155

In Attendance:
Dave Jones - President
Avery Brunson - Vice President
Brian Penatzer - Treasurer

Absent With Notice:
Mark Jones - Secretary
Eric Lippold - Director

Also Present:
Jessica Azzarano – Community Manager, Sequoia Management
6 homeowners

CALL TO ORDER
Vice President Brunson called the meeting to order at 7:06 p.m., noting a quorum of the Board was present.

RESIDENT INPUT
- Angela Blount asked about the community landscape plan and also asked about extending the pool hours by one hour.
- Van Alford asked about the replacement of trees in the front yard.
- Jeff Benson reported that Craftmark Homes is not mowing there lots and questioned about the mowing of the powerline.
- Dana Alexy asked questions about the maintenance of the grounds around the farmhouse.
- Darien Siggia reported that there is speeding along Broadwinged and asked about cleaning the street.

AGENDA APPROVAL
The agenda was presented for review and approval.

REVIEW AND APPROVAL OF MINUTES:
March 21, 2012 Meeting Minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors approved the March 21, 2012 Meeting Minutes. Treasurer Penatzer made the motion, no further discussion, Vice President Brunson seconded. President D. Jones abstained. The motion passed unanimously.

COMMITTEE REPORTS

Covenants
Jeff Benson asked if it would be possible to buy portable HOA signage. They are in the process of rewriting the HOA documents. The committee also had the resignation of Alicia Harrison.

(M) Upon motion duly seconded and carried, the Board of Directors approved to reappoint Dana Moss to a three (3) year term. Vice President made the motion, no further discussion, President Jones seconded. The motion passed unanimously.

Pool
No Report

Activities
No Report

Grounds
No Report

Communications
The last newsletter has been sent to the homeowners.

FINANCIAL REPORT

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

MANAGEMENT REPORT – OLD BUSINESS

Management provided a written report for the Board to review.

Asphalt Pathway Completion
Additional proposals have been solicited but have not been received. A request was also made to tie the pump station to this path at the same time. Solicited bids will be provided as soon as they become available.

MANAGEMENT REPORT – NEW BUSINESS

As indicated above, the Financial Report was included on the Board packet for review.

a. Certificate of Deposits
   The latest rates were presented to the Board and briefly discussed how much should be put into CDs. President Jones suggested the Board look into future expenses before making the decision on the amount to be deposited.

b. Painting Proposals
   Tabled till the June meeting.

c. Proposal for Landscaping
   Tabled till the June meeting.

d. Proposal for tree debris & tree removal behind Redstart Court
Jessica from the management company is going to make a site visit then get with Community Landscape Services to make a determination if the trees should be removed.

e. Fiscal Year 2011 Draft Audit
(M) Upon motion duly seconded and carried, the Board of Directors approved the Goldkang Group CPAs Fiscal Year 2011 Draft Audit for the MMFHOA. Vice President Brunson made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

f. Park and Playground Rules Policy
(M) Upon motion duly seconded and carried, the Board of Directors approved to Adopt the Park and Playground Rules Policy. Vice President Brunson made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

g. High Sierra ADA Pool Lift Proposal
Tabled till the June meeting.

h. High Sierra Pools, Inc.
1. (M) Upon motion duly seconded and carried, the Board of Directors approved the purchase of pool supplies totaling in the amount of $503.00. Vice President Brunson made the motion, no further discussion, President Jones seconded. The motion passed unanimously.
2. OSHA approved emergency eye wash station. Tabled till the June meeting. The Board received a letter and proposal regarding new regulations for the OSHA eye wash station. The Board briefly discussed the issue and wanted to get more proposals for quotes on this item.

i. 2012 CAVL Membership Renewal
Tabled till the June meeting.

j. Signage Request for Catbird Drive (Townhouse Section)
The Board briefly discussed the request for the Children Playing Sign in townhouse section on Catbird Drive. During the discussion the Board asked the Grounds Committee to look into the request and give their recommendation.

k. Appointment of members to the Grounds Committee
(M) Upon motion duly seconded and carried, the Board of Directors approved the appointment of Jeff Benson (Chairman) and Dana Moss (Co-Chair) to the Grounds Committee. Vice President Brunson made the motion, no further discussion, President Jones seconded. The motion passed unanimously.

Mark Valentino and Avery Brunson also would like to become member of the committee with the approval of the Board of Directors.

l. Approval Ratification Saranac Pool Memberships

EXECUTIVE SESSION

(M) Upon motion duly seconded and carried, the Board of Directors agreed to Adjourn to Executive Session at 8:38 pm to discuss delinquencies, collection status, and vacant lot assessments. Vice President Brunson made the motion, no further discussion, President D. Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to Move into Open Session at 9:05 p.m. Vice President Brunson made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

POST EXECUTIVE SESSION

(M) Upon motion duly seconded and carried, the Board of Directors approved the write-off of $328.75 (CA) and $93.50 (South HOA) for account number 1114261 due to the low amount and cost of collections. Vice President Brunson made the motion, no further discussion, President Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved the Closure of Account for account number 2114024. Vice President Brunson 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 9:15 pm. Vice President Brunson made the motion, no further discussion, President Jones seconded. The motion passed unanimously.

Respectfully Submitted

Brian Penatzer, Treasurer