MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
June 8, 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
John Henley – Director at Large

Also Present:
Dianne Adams – Community Manager, CMC
Hilary Lape - CMC
29 homeowners

CALL TO ORDER
President Lippold called the meeting to order at 6:02 p.m., noting a quorum of the Board was present.

EXECUTIVE SESSION
(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn to Executive Session at 6:02 p.m., for the purpose of considering discussing contracts and personnel matters. President Lippold made the motion, no further discussion and Treasurer Penatzer seconded it, the motion passed unanimously.

Amy Bennett was invited to join the Board to discuss personnel matters.

Dave Jones joined from the South Board. Mark Jones and Avery Brunson joined from the North Board. All Board members were invited to discuss merging the three boards.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to move into Open Session at 7:03 p.m. President Lippold made the motion, no further discussion and Vice President Jones seconded it, the motion passed unanimously.

POST EXECUTIVE SESSION
Covenants Reinstatement
(M) Upon motion duly seconded and carried, the Board of Directors agreed to Reinstate Amy Bennett to the Covenants Committee. Secretary Tarlecky made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed 3 – 2 with President Lippold and Director Henley voting opposed.

Merger Research
The President of the North and the South Boards will provide a delegate to represent each Board. A timeline will be discussed and presented at a future meeting.

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, Vice President Jones seconded. The motion passed unanimously.

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. Director at Large Henley made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

RESIDENT INPUT

- Sean Anderson inquired about the possible merger of all three Boards (The Community Association, the North Association, and the South Association).
- Tim Neal asked about the disposition of each association's debt if there was a merger
  - Mark Schumacher expressed concerns about lifeguards and the cleanliness of the pool.
- Vivienne Vaughn expressed concerns on the cancelation of the bulk agreement with Comcast.
- Dana Moss commented on the positive steps have been made by the Board to be more transparent, expressed concerns on the cancelation of the bulk agreement with Comcast, suggested that Board address delinquencies as a separate issue, agreed with the merger in theory but expressed concerns about the costs, and noted some improvements at the pool and commented that the head lifeguard, Tatianna is serving the community well.
- Renee Brunson questioned the merger transition team and how it would be set-up.
- Amy Bennett expressed concerns with the Board's operation and communication between members as well as communication between Board members outside of a meeting.

Resident input closed at 7:53 p.m.

REVIEW OF MINUTES:

The April 13, 2010 Meeting minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the April 13, 2010 minutes as amended. Vice President Jones made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

The May 11, 2010 Meeting minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the May 11, 2010 minutes as amended. Vice President Jones made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

MATTERS FOR BOARD DISCUSSION
Tabled until July meeting. Three separate proposals are needed.

FUTURE BOARD DISCUSSION
Liaison responsibilities and roles to be discussed at a future meeting.

NEIGHBORHOOD WATCH
Officer Jason Alicie of the Prince William County Police gave a presentation about starting the neighborhood watch program. Various brochures were made available and a sign-up sheet was circulated.

RESERVE STUDY
The reserve study will be posted online.

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

HOA CONSOLIDATION
Director Henley addressed the membership about the North, South and CA researching a merger. Each Association will appoint a liaison and there will be 120 days for investigation. At the end of that period October/November 2010 timeframe a report will be presented to the membership.

Mrs. Brunson asked how the liaisons will be chosen. Director Henley shared that one will be appointed by the North Board as well as the South Board.

A skeletal plan will be provided at the July meeting.

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.

- Activities Committee – Community picnic scheduled for July 24th.
- Covenants Committee – 26 applications.
- Pool Committee - Looking at possibly having a pool party, providing swim lessons and a lap lane. More trash cans have been added to the pool.
- Grounds Committee – Chairman Hogya asked to be added to the July Executive Session Agenda.
- Communications Committee – requested $500 for a once a year mailing. August will be the next newsletter. The committee asked that the webpage be added to all correspondence to drive traffic and information.

OLD BUSINESS
- President Lippold provided updated information on the Prince William County parking.
- The memberships suggested that something needs to be done in regards to parked vehicles that impede snow plows and emergency responders before another snow event.

NEW BUSINESS

Board Liaisons – Who does what and what are the roles? What are the eligibility requirements for committee members?

Board projects report – A running report should be created to track all future projects.

ADJOURNMENT

With there being no further business,

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the meeting at 8:53 p.m. Vice President Jones made the motion, no further discussion and Treasurer Penatzer seconded it, the motion passed unanimously.

Respectfully Submitted
John Henley, Acting Secretary