MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
June 15, 2011
Gainesville Middle School
8001 Limestone Drive
Gainesville, VA 20155

In Attendance:
Eric Lippold – President
Avery Brunson – Vice President
Mark Jones – Secretary
Brian Penatzer – Treasurer

Absent with Notice:
Dave Jones – Director

Also Present:
Jessica Azzarano – Community Manager, Sequoia Management

9 homeowners

CALL TO ORDER
President Lippold called the meeting to order at 7:05 p.m., noting a quorum of the Board was present.

RESIDENT INPUT

- Ms. Jennifer Algorri questioned who was responsible for the Common Areas of the community. Jessica Azzarano, Community Manager, responded that the HOA, supported by the Grounds Community was responsible. Ms Algorri brought up an issue with poison ivy in an enormous tree in the wooded area behind her property. The Community Manager informed her that removal of poison ivy was not in the landscaper's contract. Issue to be forwarded to Grounds Committee. Ms Algorri also asked about water hours/restrictions and was informed that that was a county decision and that no water restrictions were in effect at that time.
- Ms Dana Moss informed the Board that there were trees leaning over the walking path from about Broadwinged to RedTailed.
- Mr. Brian Vargo asked when the Ladderbacked berm was going to be mowed. He was informed that the issue was on the Agenda. He also asked if there would be additional lighting on Morris Farm signs.

Resident input closed at 7:25 pm

AGENDA APPROVAL
The agenda was presented for review and approval.

REVIEW AND APPROVAL OF MINUTES:
March 2011 meeting minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors approved the March 16, 2011 Meeting Minutes. Vice President Brunson made the motion, no further discussion, President Lippold seconded. The motion passed 2-0.

May 2011 meeting minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors approved the May 18, 2011 Meeting Minutes as amended. Treasurer Penatzer made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

COMMITTEE REPORTS

Covenants

Committee Report for May 2011 was provided. The design package is in the process of being updated by the Committee.

(M) Upon motion duly seconded and carried, the Board of Directors approved the appointment of Estrella "Star" McGowan to the Covenants Committee. Secretary Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

Pool

There had been several cleanliness issues with the opening of the pool, to include the pool and the area at the building entrance. There needs to be a regular schedule for cleaning the bird droppings at the pool building entrance. There was also discussion of potentially moving the bike rack closer to the pool building entrance, moving the pool trash toters, as well as potentially needing additional umbrellas for the existing tables on the pool deck.

(M) Upon motion duly seconded and carried, the Board of Directors approved having High Sierra Pools provide 3 lifeguards during the week and 4 lifeguards on weekends and holidays. Secretary Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

Activities

The Committee indicated that they needed a copy of the Activities Committee Charter. The Committee is considering a Community Welcoming and looking to recruit people to assist. They are also investigating the possibility of having the event at the pool.

Grounds

The Board of Directors previously determined that the Junipers on Rollins Ford needed replacing and that due to the cost involved, the requirements should be put out for bid.

(M) Upon motion duly seconded and carried, the Board of Directors approved the Clippers proposal for Juniper replacement at a total cost of $4,182.30 and watering services at a total cost of $330.00. Secretary Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved the B&W Tree Experts' proposals for trees to be removed at 14272 Sharpshinned Drive and Private

Street for a total cost of $5,275.00. Vice President Brunson made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved the Clippers' proposal for watering of the newly installed Park sod at an hourly cost of $65.00 per hour, and a total not to exceed limit of $1,500.00. Secretary Jones made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved the Clippers' proposal for installation and maintenance of Gator Bags for the newly planted trees at the Park at an hourly cost of $65.00 per hour with free Gator Bags, and a total not to exceed limit of $2,080.00 (16 weeks x 2 hours per week x $65.00 per hour). Treasurer Penatzer made the motion, no further discussion, President Lippold seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved the Clippers' proposal for watering of summer annuals at all non-irrigated areas throughout the community at a total not to exceed price of $2,080.00 (16 weeks x 2 hours per week x $65.00 per hour). Secretary Jones made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved the Clippers' proposal for bush hog services under the power lines between Kingbird and Yellowthroat at a total cost of $744.00. Vice President Brunson made the motion, no further discussion, Secretary Jones seconded. The motion passed unanimously.

The Clippers' proposal for adding areas to the Grounds Maintenance Contract by Addendum was tabled and the Management Company was asked to schedule a meeting for the Board, Grounds Committee, and Management Company with Clippers to walk the proposed areas and determine the level of maintenance to be provided and then proposed. The plan is for this Special Meeting to take place on Tuesday, June 21, at the pool parking lot at 6:00PM.

<u>Communications</u>
The Newsletter is being finalized and ready for Board review. The website is being worked and will soon be ready for use.

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.

MANAGEMENT REPORT – NEW BUSINESS

<u>Agreement and Plan of Merger</u>
The Agreement and Plan of Merger has been signed.

EXECUTIVE SESSION
No Executive Session necessary.

POST EXECUTIVE SESSION

ADJOURNMENT
With there being no further business,

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the meeting at 8:20 pm. Vice President Brunson made the motion, no further discussion, Secretary M. Jones seconded. The motion passed unanimously.

Respectfully Submitted

Mark W. Jones, Secretary