

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Thursday, June 20, 2013
Grace Life Community Church
9560 Linton Hall Rd, VA 20136

In Attendance:

Jeff Benson – President
Dana Alexy – Vice President
Jonathan Catania – Treasurer / Joined meeting at 7:27pm
Victoria Swanson – Secretary

Absent:

Dave Jones – Director at Large

Also Present:

Kelly Lang – Community Manager, Legum & Norman, Inc.
Hillary Lape – Regional Director, Legum & Norman
Charie Carter – Recording Secretary, Legum & Norman
5 homeowner(s)

1. CALL TO ORDER

President Jeff Benson called the meeting to order at 6:32 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. Victoria Swanson with the acceptance of changes made to Section 7, Old Business. The motion was second by Mr. Jeff Benson and unanimously accepted.

3. RESIDENT FORUM

A homeowner stated she would like to make architectural changes to her home. The Board gave her instructions on the process for making any architectural changes. Ms. Lape also reviewed with the owner in detail what she will need.

Ms. Algorri asked the Board for assistance with a neighbor who continually crosses onto her property to mow her lawn. She has asked her neighbor not to do so, several times, but the neighbor continues to cross the property line. The Board stated this is something she would have to discuss with the neighbor herself.

Ms. Jennifer Algorri asked the Board for an update on adding pavement & a pergola to the pool area. The Board stated they are looking into both enhancements, but this has been put off until next years pool season due to the financial cost of the project.

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A homeowner stated her issue regarding her neighbor's lawn. She stated that the lawn is not cut often enough and worries about the spread of ticks. She, along with other neighbors have offered to mow his lawn, but the owner refuses help. Ms. Lang & Ms. Lape will look at the home during the neighborhood drive thru.

A homeowner spoke to the Board regarding his rejected architectural application. The application has been rejected twice. The owner would like to install a 6ft fence. He explained the road & walking path behind his home offers no privacy over the fence. The Board stated they may be installing trees behind the home, which will then offer more privacy. The homeowner agreed to review the landscape proposal. Board will discuss further and look into their landscape contract for the cost of trees behind the home.

4. COMMITTEE REPORTS:

Activities: Ms. Jennifer Algorri had presented the Board her flyer for the 4th of July event. Mr. Benson made a motion to approve the 4th of July flyer presented by Ms. Algorri, with the grammar & font size change. This was second by Ms. Alexy and unanimously approved. Mr. Cantania abstained due to being absent during the discussion of the event & flyer. Ms. Algorri has requested 6 volunteers with the assistance of the road.

Grounds: N/A

Covenants: N/A

Communications: N/A

5. MANAGEMENT REPORT:

Ms. Lape stated that all applications for pool passes have been completed and sent out. The volume of residents was unexpected, which prolonged the distribution of passes. The updated Reserve Study has been requested. Ms. Lape stated the Prince William County is asking the central irrigation be shut off. The Board agreed to shut off the irrigation. Ms. Lape reviewed the proposal from CLS regarding irrigation repairs. The Board stated to Ms. Lape they would like to see more detailed proposals from CLS. Mr. Benson made a motion to approve the CLS proposal for \$1,000 in irrigation repairs. It was second by Ms. Alexy and unanimously approved.

6. PRESIDENT REPORT:

Mr. Jeff Benson stated the pool opening went well. There were two Legum & Norman employee's on site handing out pool passes. The Board will be looking into an annual event for the future. Mr. Benson stated the charity event, that was held the prior weekend (not a Board or Association function) was well received by the community. The community is in a financially stable condition and doing well. The Board would like to prolong no increase in dues.

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Mr. Benson stated that the county completed section 2, 6, 8, and 9 of the roads have been completed & turned over to the Association. The next phases will be 10 & 11. Ms. Swanson stated there are erosion issues and would like Legum & Norman to make sure the erosion issues are taken care of before the roads are turned over to the Association. Ms. Lape & Ms. Lang would like to drive to the areas and take photos as well as have a visual look of what is being done and the problem area's.

7. NEW BUSINESS:

The Board discussed the options for time & place to hold the monthly BOD Meetings during the summer. The Board agreed they would like the meetings to begin at 7pm, third Thursday of the month. Ms. Lape gave the Board several options that included hotels, churches and libraries, along with the cost and times. Legum & Norman will research the options to accommodate the time & dates the Board would like.

Ms. Swanson requested Legum & Norman to research what permits are needed for large events held in the community, regardless if it is being hosted by the Association.

OLD BUSINESS:

Mr. Benson asked Ms. Lape for her input regarding the Audit. She suggested a 14 month audit, rather than paying an additional amount for 2 months. The Board agreed and will wait until the 14 month audit.

EXECUTIVE SESSION:

Mr. Benson moved to enter into executive session at 7:52PM to discuss rejected architectural applications & appeals. Seconded by Mr. Cantania and unanimously approved.

Ms. Alexy moved to exit out of executive session at 8:21PM. The motion was seconded by Ms. Mr. Cantania and approved unanimously.

Following executive session Mr. Cantania made a motion to approve 8860 Screech Owl Ct., appeal. This was second by Ms. Alexy and unanimously accepted. The Board deferred a vote on 14241 Ladderbacked's appeal, until the homeowner reviews the landscape plan.

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ADJOURNMENT:

The next meeting will be on July 18th.

With there being no further business, Mr. Jeff Benson made a motion to adjourn the meeting, it was second by Ms. Jonathan Catania and unanimously approved at 8:31 p.m.

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