MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
July 13, 2010
Old Dominion Baptist Church
9560 Linton Hall Road
Bristow, VA 20136
APPROVED September 21st, 2010

In Attendance:
Eric Lippold - President
Patricia Jones – Vice President
Brian Penatzer– Treasurer
Open - Secretary
John Henley – Director at Large

Also Present:
Dianne Adams – Community Manager, CMC

CALL TO ORDER
President Lippold called the meeting to order at 6:00 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 homeowner account matters, attorney status report and delinquency status report. Treasurer Penatzer made the motion, no further discussion and John Henley seconded it, the motion passed unanimously.

Larry Hogya, Chair of the Grounds Committee addressed the Board regarding the landscape contract.

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

POST EXECUTIVE SESSION
Account Decisions
(M) Upon motion duly seconded and carried, the Board of Directors agreed to Approve homeowner requests for account numbers 00309-6639 and 00306-0076 and deny the request for account #00301-9807. Director Henley made the motions, no further discussion, Treasurer Penatzer seconded. The motions passed 4-0.

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 with the change of the word "Bylaws" to read "Committee Charters". Director at Large Henley made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

RESIDENT INPUT

Rob Richtmeyer inquired about the use of the pool by the community of Saranac. Dianne Adams answered his questions regarding number of homes from Saranac using the pool and cost involved.

Sean Anderson spoke about the Prince William County Regulations regarding property upkeep, especially focusing on trash can storage, and a homeowner storing tires in their driveway. He raised a question regarding sheds in the community.

Alicia Harrison complimented the Board on doing a good job since the last time she was present. Also, she was interested to know the opinion on member's voting results being made available.

REVIEW OF MINUTES:

The June 8th, 2010 Meeting minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors TABLED the approval of the June 8th, 2010 minutes until the Board could review and add changes. Treasurer Penatzer made the motion, no further discussion, Vice President Jones seconded. The motion passed unanimously.

MATTERS FOR BOARD DECISION

APPROVAL OF DRAFT AUDIT

(M) Upon motion duly seconded and carried, the Board of Directors agreed to the approval of the 2008 second draft audit provided by the independent audit firm of Goldklang & Group. Vice President Jones made the motion, no further discussion, Director Henley seconded. The motion passed unanimously.

COVENANTS COMMITTEE RECOMMENDATIONS FOR DESIGN GUIDELINE CHANGES

(M) Upon motion duly seconded and carried, the Board of Directors TABLED the approval of the Covenants Committee Recommendations for Design Guideline Changes until the Board could review. Treasurer Penatzer made the motion, no further discussion, Vice President Jones seconded. The motion passed unanimously.

APPOINTMENT OF COVENANTS COMMITTEE MEMBERS

(M) Upon motion duly seconded and carried, the Board of Directors agreed to appoint Victoria Swanson and Jason McGuckin to the Covenants Committee.

Treasurer Penatzer made the motion, no further discussion, Vice President Jones seconded. The motion passed unanimously.

APPOINTMENT OF COVENANTS COMMITTEE CHAIR

(M) Upon motion duly seconded and carried, the Board of Directors agreed to the approval of Jeff Benson as the Covenants Committee Chair. Director Henley made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

APPROVAL OF TOT LOT MULCH PROPOSAL

(M) Upon motion duly seconded and carried, the Board of Directors agreed to the approval of the tot lot mulch proposal not-to-exceed $3,100 from either CLS or CMC Maintenance department. The expenditure is to be a reserve item. Vice President Jones made the motion, no further discussion,Treasurer Penatzer seconded. The motion passed unanimously.

APPROVAL OF TREE REMOVAL PROPOSAL

(M) Upon motion duly seconded and carried, the Board of Directors agreed to the approval of removing some tree limbs and dead trees for a cost not-to-exceed $3,000 from either CLS or other vendor. The expenditure is to be a reserve item. Treasurer Penatzer made the motion, no further discussion, Vice President Jones seconded. The motion passed unanimously.

BOARD DISCUSSION

AD-HOC TELECOMMUNICATION COMMITTEE II – The Board will establish a team of people to assist with the transition from Comcast. No committee is necessary at this time.

CHANGE IN LANGUAGE OF ALL COMMITTEE CHARTERS – The board reviewed legal counsel's recommendation for changes to the language contained in the committee charters.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to the language as suggested by legal counsel. Treasurer Penatzer made the motion, no further discussion, Vice President Jones seconded. The motion passed unanimously.

MANAGEMENT REPORT

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

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 was re-scheduled for August 28th. President Lippold explained that $6,000 was donated by Brookfield, Craftmark and Richmond American.
- Covenants Committee – 21 applications.
- Pool Committee -
- Grounds Committee – Provided the Board an action item list. Also mentioned a gravel trail across the dam area.
- Communications Committee – A draft of the newsletter is completed. The Board will need to email any input they have to the committee by August 1st so the newsletter can be mailed with the RSVP for the community picnic.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

With there being no further business,

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the meeting at 8:44 p.m. Vice President Jones made the motion, no further discussion and Treasurer Penatzer seconded it, the motion passed unanimously.