

APPROVED
Meadows at Morris Farms Community Association

Board of Directors Meeting Minutes
July 15, 2008

A meeting of the Board of Directors of the Meadows at Morris Farms Community Association was held on Tuesday, July 15, 2008, at the Old Dominion Baptist Church, 9560 Linton Hall Road, Bristow, VA 20136.

Board Members Present: Rick Dengler, President
Sara Kroll, Vice President

Board Members Absent: Kim Mackmin, Secretary/Treasurer

Others Present: Nick Mazzarella, CMC, VP HOA Division
Sherry Rickard, CMC
Marti Lewis, 14124 Redstart Court
Richard Poulin, 14115 Catbird Drive
Craig Seboleski, 14123 Catbird Drive
Pam Newton, 14277 Catbird Drive
John D. Brown, 14120 Redstart Court
Doug Fries, 14221 Catbird Drive
Kathy Jardine, 14256 Catbird Drive
Brian Penatzer, 9008 Woodpecker Court

CALL TO ORDER

The meeting of the Meadows at Morris Farm Community Association Board of Directors was called to order at 6:32 p.m. by Rick Dengler, President.

RESIDENT FORUM

- **Kathy Jardine, 14256 Catbird Drive** – 14240 Catbird Drive – weeds are horrible. 8805 Yellow Hammer looks horrible also.
- **Doug Fries, 14221 Catbird Drive** – Wants an update on the dry stormwater management pond fence.
- **Craig Seboleski, 14123 Catbird Drive** – Is interested in the walkways of the community – where they are going and when will they all be in place.
- **Richard Poulin, 14115 Catbird Drive** – wants community to look into designating and painting as a yellow curb/tow-away zone on the turn-arounds. Would also like to see Yellow Hammer from Rollins Ford to the traffic circle designated at yellow curb/no parking. Would like to see “slow, children playing” signs erected along Catbird as well as speed limit signs.
- **Pam Newton, 14277 Catbird Drive** – Parking issues on Woodpecker from intersection with Catbird to just past alleyway entrance.
- **Brain Penatzer, 9008 Woodpecker Court** – when will streets in community be final paved?

DEVELOPER'S REPORT

- Dry Stormwater Management Pond – the Developer has met with the County and requested a change from a chain link fence to a split rail fence and they are requesting a change to the location of the fence to make it more uniform. The Developer has prepared and submitted a plan revision and is waiting for the County to respond and then they will meet with any interested homeowner who may have further questions.
- Lighting at Peacock Park – The Developer is waiting for light approval from the county. First plan approved, waiting for second plan to be approved. Anticipate that in 6-8 weeks, lights will be turned on. Developer will provide 2 trash cans in Peacock Park for trash receptacles.
- The Developer will be installing a trash can and bench to the tot lot at the pool.
- The Developer would like an article to be put in the newsletter advertising Neighborhood Watch and asking for volunteers.
- Paving – The townhome portion of Catbird and the Pool parking lot have been final paved. Sedge Wren, Grackle, Blue Heron, Yellowleg, Parula, Song Sparrow, and Sharpshinned Drive are scheduled to be final paved in fall 2008.

- The Developer is planning to remove the barbed wire fence near the townhomes on Catbird.
- The Developer is checking into when Rollins Ford Road will be finished and the streetlight to illuminate its intersection with Linton Hall Road was requested.

APPROVAL OF MINUTES

Sara Kroll MOVED to approve the minutes from the April 15, 2008 meeting. Rick Dengler SECONDED the motion which PASSED unanimously.

APPOINTMENT OF HOMEOWNER VOLUNTEER TO BOARD

Sara Kroll MOVED to table this discussion. Rick Dengler SECONDED the motion which PASSED unanimously.

APPROVAL OF DOODY CALLS AGREEMENT CHANGE

Sara Kroll MOVED to change the agreement with Doody Calls to twice per month service calls. Rick Dengler SECONDED the motion which PASSED unanimously.

APPROVAL OF FIELD USE REQUEST

Rick Dengler MOVED to grant permission to Corey Shepherd, 8877 Screech Owl Court, to use the sport field near the pool house on August 31, 2008 from 8 a.m. to 2 p.m. providing they provide evidence of insurance coverage with the Association named as additional insured and the event is open to the members of the Association should they wish to attend. Sara Kroll SECONDED the motion which PASSED unanimously.

APPROVAL OF DESIGN GUIDELINE PROPOSED CHANGES

Rick Dengler MOVED to approve the proposed changes on Page 6 – Decks – and each appendix in the guidelines. Sara Kroll SECONDED the motion which PASSED unanimously.

REVIEW OF REQUEST FROM CRICKET COMMUNICATION

The Board received information from Cricket Communication and tasked management with obtaining more details regarding their request.

BOARD INFORMATION

The Board received the management report, Board correspondence, April, May, and June 2008 financial report; April and May and 2008 Covenants Committee meeting minutes.

EXECUTIVE SESSION

Rick Dengler MOVED to convene in executive session to discuss pending or probable litigation and matters involving violations or rules and regulations adopted. Sara Kroll SECONDED the motion which PASSED unanimously.

Rick Dengler MOVED to exit executive session. Sara Kroll SECONDED the motion which PASSED unanimously.

DELINQUENCY HEARING – ACCOUNT #317-9051 AND \$317-0964

Sara Kroll MOVED to have Association legal counsel negotiate a settlement with homeowner - Account #317-9051 and #317-0964 - and have them sign a confidentiality agreement. Rick Dengler SECONDED the motion which PASSED unanimously.

HOMEOWNER REQUEST – ACCOUNT #303-9667

Sara Kroll MOVED to have Association legal counsel negotiate a settlement with homeowner – Account #303-9667 - and have them sign a confidentiality agreement. Rick Dengler SECONDED the motion which PASSED unanimously.

ARCHITECTURAL HEARINGS

8845 Brown Thrasher Court – Violation: Please store basketball goal out of sight when not in use and store trash totter out of view on non-collection days. **Hearing Results:** Store trash totter out of view on non-collection days – ABATED. Please store basketball goal out of sight when not in use – If corrective action is not taken with 15 days from today, the Board will assess a charge of \$10 per day until the violation is corrected, up to the maximum allowed by law. If the violation is not corrected within 30 days from today, our legal counsel shall file for injunctive relief for the violation, and for fees and charges, from the court. In addition, the Board exercises the right of the Association to suspend the owner's voting privileges and the right to use of the recreation facilities and common area parking.

14416 Sharpshinned Drive – Violation: There is no approved application for the exterior decorative objects and lighting on your property. Please submit an application for review or remove items. Also, please remove the small grill, cardboard boxes, screen, trashcan, and other items/debris from your driveway. **Hearing Results:** No approved application on file for exterior decorative objects and lighting on your property – ABATED. Please remove the small grill, cardboard boxes, screen, trashcan, and other items/debris from your driveway - If corrective action is not taken with 15 days from today, the Board will assess a charge of \$10 per day until the violation is corrected, up to the maximum allowed by law. If the violation is not corrected within 30 days from today, our legal counsel shall file for injunctive relief for the violation, and for fees and charges, from the court. In addition, the Board exercises the right of the Association to suspend the owner's voting privileges and the right to use of the recreation facilities and common area parking.

8864 Song Sparrow – Violation: There is no approved application on file for the exterior lights in the rear yard. Please submit an application for review or remove lights. **Hearing Results:** If corrective action is not taken with 15 days from today, the Board will assess a charge of \$10 per day until the violation is corrected, up to the maximum allowed by law. If the violation is not corrected within 30 days from today, our legal counsel shall file for injunctive relief for the violation, and for fees and charges, from the court. In addition, the Board exercises the right of the Association to suspend the owner's voting privileges and the right to use of the recreation facilities and common area parking.

8805 Yellow Hammer Drive – Violation: Repair garage door as it appears to be broken in the open position and remove grill stored in driveway and store out of view. **Hearing Results:** It is understood that the violation was corrected prior to today's scheduled hearing. No further action will be taken.

8905 Yellowleg Court - Violation: Please remove the items stored under the back stairs and the wood pile in rear yard. Also, the back and side foundation walls of the home are turning yellow and need to be painted. **Hearing Results:** Remove the items stored under the back stairs and the wood pile in the rear yard – ABATED; The back and side foundation walls of the home are turning yellow and need to be painted - If corrective action is not taken with 15 days from today, the Board will assess a charge of \$10 per day until the violation is corrected, up to the maximum allowed by law. If the violation is not corrected within 30 days from today, our legal counsel shall file for injunctive relief for the violation, and for fees and charges, from the court. In addition, the Board exercises the right of the Association to suspend the owner's voting privileges and the right to use of the recreation facilities and common area parking.

BOARD REPORTS

The Board received the Architectural Violation Report and Delinquency Status Report.

NEW BUSINESS

No new business was introduced.

ADJOURNMENT

The Board moved by acclamation to adjourn the meeting at 8:05 p.m.