

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Thursday, July 18, 2013
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

In Attendance:

Jeff Benson – President
Dana Alexy – Vice President
Jonathan Catania – Treasurer
Victoria Swanson – Secretary
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
6 homeowner(s)

1. CALL TO ORDER

President Jeff Benson called the meeting to order at 7:04 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 Mr. Jeff Benson, second by Ms. Dana Alexy and unanimously accepted.

3. RESIDENT FORUM

A homeowner stated she was there in place of a neighbor who was not able to make it. She had complained of a basketball hoop being placed in the middle of the courtyard. This took place on Sharpshinned Dr. Ms. Lape & Ms. Lang will look at the home on their full inspection drive thru on July 23rd.

A homeowner stated that at the corner of Sharpshinned and Song Sparrow, the base of a lamppost was shifted over. The homeowner stated she tried to move it herself, but it seems to be very stable, just looks odd. Ms. Lang will take a look on her inspection, July 23rd.

A homeowner inquired regards to the berm near Rollins Ford. She stated it is a steep slope and is worried a child or adult may fall over. Ms. Alexy stated there is still a lot of construction, but the Board can not state what will be done in that area until the county is done with their portion of construction.

4. COMMITTEE REPORTS:

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Activities: Ms. Jennifer Algorri stated the 4th of July Bike Parade went very well. Many residents from the community offered assistance and help with the event. Legum & Norman's mascot, Scout, was present along with handing out stuffed animals and popsicles at the end. The next event will be the Fall Community Yard Sale.

Grounds: N/A

Covenants: N/A

Communications: N/A

5. MANAGEMENT REPORT:

Ms. Lape gave an update on the pool concrete and pergola project. High Sierra's preliminary estimate was given to the Board, but was extremely high and only included the concrete work. Ms. Lape and Ms. Lang are looking at different options and companies as to who will be able to do both the concrete and the pergola. Ms. Lape stated that the Reserve Study should be complete by the end of August. The Meadows at Morris Farm sample website should be live in 14 days for the Board to review.

Ms. Lape informed the Board that CLS had submitted a watering proposal that was in regards specifically to the plant beds off of Rollins Ford. Jason of CLS stated that on the hotter and dryer weeks the plants would need to be watered a minimum of 2-3 times a week at 2 hours each time, but during cooler weeks with some rain the plant beds could use 1-2 watering's a week. Mr. Jonathan Cantania made a motion to approve two watering's a week for the plant beds at Rollins Ford. This was second by Mr. Dave Jones and was approved.

Ms. Alexy and Ms. Swanson opposed.

The Board of Directors and Ms. Lape began discussions of the 2014 Budget review. Ms. Lape went through several line items with the Board and asked the Board to review so that in the case of wanting to bid out any contracts, Ms. Lang and Ms. Lape can begin the process sooner than later. The first draft budget will be available on August 15th.

6. NEW BUSINESS:

No New Business to discuss.

7. OLD BUSINESS:

Ms. Dana Alexy stated she has concerns regarding the liability and responsibility of the farm house hill erosion. Ms. Alexy would like Ms. Lang and Ms. Lape to contact the Associations attorney in regards to the issue for clarification. Brookefield will also try and be reached, but has been unresponsive in the past.

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Ms. Alexy asked Ms. Lang if the motion light on the side of the pool house had been fixed. Ms. Lang stated that the light had been fixed, but there was nothing protecting it from anyone vandalizing it again. Ms. Lang will look into a protective case for the light.

ADJOURNMENT:

The next meeting will be on August 15th, 2013.

With there being no further business, Ms. Victoria Swanson made a motion to adjourn the meeting, it was second by Ms. Jonathan Catania and unanimously approved at 8:15 p.m.

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