

APPROVED ON 10/19/11

**MORRIS FARM COMMUNITY ASSOCIATION INC.
SPECIAL MEETING FOR MERGER
July 20, 2011
Greenwich Presbyterian Church
15305 Vint Hill Road
Nokesville, VA 20181**

In Attendance:

Eric Lippold – President
Avery Brunson – Vice President
Mark Jones – Secretary
Dave Jones – Director

Absent with Notice:

Brian Penatzer – Treasurer

Also Present:

Jessica Azzarano – Community Manager; Sequoia Management
Allen Warren – Legal Counsel; Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.

CALL TO ORDER

President Lippold called the meeting to order at 7:50 PM

PROOF OF NOTICE OF MEETING

Jessica Azzarano, Community Manager, provided the notification letter from the Board through Sequoia Management dated June 23, 2011 as the proof of meeting notice.

VERIFICATION OF QUORUM

After counting homeowners who had signed in and were present for the meeting as well as validly completed proxies, it was determined that 99 homeowners were present/represented. With 63 homeowners being required for quorum, it was verified that quorum had been achieved.

SUMMARY OF PLAN OF MERGER

Allen Warren, CA Legal Counsel, provided a summary of the Plan of Merger.

APPOINTMENT OF INSPECTORS OF VOTE

Pursuant to the Bylaws of the Association, the following three homeowners volunteered and were appointed Inspectors of the Vote:

Zac Cousins
Raymond Airings
Sean Anderson

VOTE ON PLAN OF MERGER

(M) Upon motion duly seconded and carried, the Meadows at Morris Farm Community Association approved the Plan of Merger. Director Jones made the motion, one question concerning surviving Management Company was answered, Vice President Brunson seconded. The motion passed unanimously with 99 votes being cast.

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ADJOURNMENT

With there being no further business,

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the special meeting for merger at 8:12 PM. Director Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

Respectfully Submitted

Mark W. Jones, Secretary