

Meadows at Morris Farm Community Association

Board of Directors Meeting Minutes

July 29, 2009

A meeting of the Board of Directors of the Meadows at Morris Farm Community Association was held on Wednesday, July 29, 2009, at the Old Dominion Baptist Church 9560 Linton Hall Road, Bristow, VA 20136.

Board Members Present: Rick Dengler, President
Sara Kroll, Vice President
Brian Penatzer, Director

Board Members Absent: Kim Mackmin, Secretary/Treasurer
Dean Dubbe, Director

Others Present: Hilary Lape, CMC, HOA Division Director
Adrienne Harper, CMC
Doug and Heather Fries, 14221 Catbird Drive
Amanda Smith, 14025 Willet Way
Scott Olson, 8920 Ruffed Grouse Court
Ashok, 14113 Redstart Court
Kathy Jardine, Kingbird Court

CALL TO ORDER

The meeting of the Meadows at Morris Farm Community Association Board of Directors was called to order at 7:45 p.m. by Rick Dengler, President.

RESIDENT FORUM

- A Homeowner wanted to report an address to management about a home that was parking limousines on the common area roads. She would email an address in the next couple of days.
- A Homeowner wanted to know when the Developer would begin construction on the courthouse style homes. It was reported that construction began today, 9-29-09. It was also reported that all curbing in that area should be finalized in the spring of 2010. The homeowner also asked how often architectural inspections were done. CMC reported that these were done on a monthly basis.
- The Board announced that the next meeting they planned to start off with the Community Association meeting first on the agenda. They also announced that budgeting funds would be considered for the upcoming committees that would be put in place for 2010.

APPROVAL OF MINUTES

Jason Rittenhouse MOVED to approve the minutes from the May 11, 2009 meeting. Sara Kroll SECONDED the motion which PASSED unanimously.

APPOINTMENT OF COVENANTS COMMITTEE MEMBER

Sara Kroll MOVED to appoint Lisa Tarlecky onto the Meadows at Morris Farm Covenants Committee. Ms. Tarlecky will serve a three year term or until replaced by election. Rick Dengler SECONDED the motion which PASSED unanimously.

RATIFICATION OF SHARED UTILITY LATERAL RESOLUTION

Sara Kroll MOVED to approve Policy Resolution- Upkeep and Maintenance of Shared Utility Laterals Located in Common Areas. Rick Dengler SECONDED the motion which passed unanimously.

MANAGEMENT REPORT

The Board received the management report.

Single Stream Recyclable Toters vs. Standard Bins - Members of the Board had stated interest in the community obtaining a new style of recyclable container that would hold much more product than the current standard bin. American Disposal had provided Management with a picture sample for the Board packet. This new style would increase the charge per unit by One

Dollar. The Board agreed with Management to send out a ballot to the Membership, asking them which style would be preferred by the actual owners. Management hoped to have the results of this poll by the next scheduled BOD meeting. A vote to move forward with this change would then be required.

FINANCIAL REPORTS

The Board received the financial reports for the period ending June 30, 2009. The report was accepted as submitted.

DELINQUENCY STATUS REPORT

The Board received the delinquency status report. Further detailed discussion will take place in Executive Session.

EXECUTIVE SESSION

Jason Rittenhouse MOVED to convene in Executive Session to discuss homeowner accounts and violations. Sara Kroll SECONDED the motion which PASSED unanimously.

Jason Rittenhouse MOVED to exit Executive Session. Rick Dengler SECONDED the motion, which PASSED unanimously.

HOMEOWNER REQUEST FOR PAYMENT PLAN

Jason Rittenhouse MOVED to approve the homeowner's request to accept a payment plan for account #306-0076. The Board accepted the payment plan but denied relinquishing any pool passes until the account is made current. Sara Kroll SECONDED the motion which PASSED unanimously.

ATTORNEY RECOMMENDED WRITE-OFF'S FOR SETTLED ACCOUNTS

Sara Kroll MOVED to write off Account numbers #334-0961, #333-4786, #330-6510, #332-4738 and #329-2860. These accounts never went to Attorney Status and never went further than "Friendly Status. Jason Rittenhouse SECONDED the motion which PASSED unanimously.

ATTORNEY RECOMMENDATIONS FOR PRESENTED STATUS REPORT-JULY 2009

Sara Kroll MOVED to write off certain listed accounts from the Chadwick Washington July 2009 Status Report. Under item #1- any account under \$600.00 may be written off. It was also MOVED to follow the Attorney's recommendations for items 2. & 3. Jason Rittenhouse SECONDED the motion which passed unanimously.

DEVELOPER UPDATE

Rick Dengler and Sara Kroll spoke on behalf of Brookfield Homes. They summarized that the bottom had dropped out in the Market during December through March and that prices of the homes were stabilizing with an average price point around mid \$400,000.00. The Buyer profile has seemed to have drastically changed to better credit and a better clientele. Richmond Homes were now also building homes within the community. Brookfield's Customer Service had received numerous compliments about great landscaping and quality of product and the Board was encouraged to report that to the membership. The current Developer Board might consider phasing off the Board, perhaps in early 2010.

ADJOURNMENT

Jason Rittenhouse MOVED to adjourn the meeting at 8:50 p.m. Sara Kroll SECONDED the motion which PASSED unanimously.