

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Thursday, August 15, 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
3 homeowner(s)

1. CALL TO ORDER

President Jeff Benson called the meeting to order at 7:04p.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, with a change to section 5. This was second by Mr. Jonathan Cantania and unanimously approved.

3. RESIDENT FORUM

Mark Jones from 8901 Kingbird Ct. asked the Board for an update in regards to the leaning tree near his home. His concern is the tree is leaning towards his home and is worried that a future storm could cause it to fall and damage his home. The Board will discuss the issue with Jason of CLS.

4. COMMITTEE REPORTS:

Activities: N/A

Grounds: N/A

Covenants: N/A

Communications: N/A

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Thursday, August 15, 2013
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

5. MANAGEMENT REPORT:

Ms. Lape gave an update on the Farm House Hill erosion. She has been in contact with the Associations lawyer who states there is no concern over any liability to the Association. Ms. Lape and Ms. Lang met with Jason of CLS at the farm house to walk the property and see if there were any recommendations he could make as to help the slowing of the water running down the hill. Jason of CLS suggested turning the hill more into a meadow with bushes and wild flower seeds that may help slow the water from rushing down the hill. Once the hill is off bond, Management will be looking at all options and giving it to the Board for review. The Board would like the lawyer's response in writing. Ms. Lape has already requested and is waiting for his written response. Ms. Lape also stated she had reached out to Brookefield several times in regards to the farm house. They have replied with pieces of information, but not entire responses. Ms. Lape will continue to reach out to Brookefield.

Ms. Lape spoke on the recent pool trespassers that were reported by the pool company. The pool company states that lights are left on and items are moved by the next morning opening shift. Ms. Lang stated that the cage will be placed around the motion light no later than Monday, August 19th. The Board requested Management has someone look at the emergency gate on the side of the pool to make sure the bottom lock is working properly and locked.

Ms. Lape stated she received communication from Associa and the website is ready to go live to the Board members for review.

- ***Ms. Dana Alexy made a motion to purchase the shorter Morris Farm HOA.com at a cost not to exceed \$1,000. This was seconded by Ms. Victoria Swanson. The motion was approved. Mr. Dave Jones abstained.***

Copies of the 2014 Draft Budget were provided to the Board Members in their management packages. This is a summary of the Budget and will be discussed more in depth during the September Budget Meeting.

Ms. Lape & Ms. Lang have completed the violation drive thru and have over 20 pages of violations. Legum & Norman's administrative staff was working on inputting the violation information into their system, which will then generate the violation notices.

Ms. Lape informed the Board that there were 3 proposals given for the concrete and pergola addition to the pool area. The proposals were drafted from CLS, Epic Concrete and Environmental Enhancement. The Environmental Enhancement did not include a

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Thursday, August 15, 2013
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

pergola, only concrete. The Board would like 3 additional proposals and will table their decision until they receive the additional proposals.

Ms. Lape stated the 2012 Draft Audit was a carry over from the previous month. Management made a recommendation that the Board accept the audit as presented by Goldklang, and also making the recommendation to transfer the money out of un-appropriated members equity per the auditors recommendation. The Reserve Study review is still pending, the reserve specialist is out of the country until September.

- ***Mr. Dave Jones made a motion for Management to create a Capitol Improvement Reserve. This was seconded by Mr. Jeff Benson and unanimously approved.***
- ***Mr. Jeff Benson made a motion to approve the 2012 Draft Audit as presented by Goldklang. This was seconded by Mr. Jonathan Cantania and unanimously approved.***
- ***Ms. Dana Alexy made a motion to transfer \$128,160 from un-appropriated member's equity to the newly created Capitol Improvement Reserves. This was seconded by Mr. Jonathan Cantania and unanimously approved.***

Ms. Lape brought up discussion of the Annual Meeting. The meeting will be held on Thursday, October 17, 2013.

- ***Mr. Jeff Benson made a motion to hold the 2013 Annual Meeting at the Hampton Inn, Gainesville. Mr. Jonathan Cantania seconds the motion and it was unanimously approved.***

The next line item for the Management report was the investments. Ms. Lape stated with the investments purchased after the April 2013 meeting, there is still \$293,000 in the Associations operating account. Management recommended keeping \$150,000 in the operating account and moving \$140,000 to investments. Management also recommended pulling out a portion of the two larger money markets (\$245,000) and investing some of the total into CD's. The Board would like Management to schedule presentations from several investment companies in regards to possibly handling the Associations investments.

- ***Ms. Dana Alexy made a motion to move \$140,000 from Union Bank to the GE 12month CD at 1.05% interest. This was seconded by Mr. Jonathan Cantania & unanimously approved.***

6. NEW BUSINESS:

No New Business to discuss.

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Thursday, August 15, 2013
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

7. OLD BUSINESS:

No Old Business to discuss.

8. PRESIDENT REPORT:

Mr. Benson stated he had purchased a sidewalk sign and will purchase another for upcoming events. Mr. Benson stated that several years ago, Brookefield poured additional top soil in the two land lot common areas. Craftmart dug up the growth and dirt to backfill their lot 8. Mr. Benson would like to make sure Craftmart repairs the area they have disrupted. Mr. Benson also stated that he would like to look into pressure washing the benches, chairs and playground areas. Ms. Lape also suggested before next spring to complete an audit of the playground area.

- ***Ms. Dana Alexy made a motion for management to proceed with having the benches and all three playground areas pressure washed if under \$1,500, no quotes needed. This was seconded by Mr. Jeff Benson and unanimously approved.***

Mr. Jeff Benson would like with the next community mailing to include a map that highlights the Meadows at Morris Farm contractor's area's and the V-Dot area's.

The homeowners were dismissed at 8:13pm

EXECUTIVE SESSION:

Ms. Dana Alexy made a motion to move into Executive session at 8:15pm. This was second by Ms. Victoria Swanson and unanimously approved.

Mr. Jonathan Cantania made a motion to move out of Executive session at 8:43pm. This was second by Mr. Jeff Benson.

ADJOURNMENT:

The next meeting will be on September 18, 2013

With no further business the meeting was adjourned at 8:44pm.

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