APPROVED MINUTES

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
August 17, 2011
Greenwich Presbyterian Church
15303 Vint Hill Road
Nokesville, VA

In Attendance:

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

Also Present:

Jessica Azzarano – Community Manager, Sequoia Management
Vince Hughes – Sequoia Management

2 homeowners

CALL TO ORDER

President Lippold called the meeting to order at 7:05 p.m., noting a quorum of the Board was present.

RESIDENT INPUT

- None

Resident input closed at 7:06 pm

AGENDA APPROVAL

The agenda was presented for review and approval.

REVIEW AND APPROVAL OF MINUTES:

June 15, 2011 Meeting Minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors approved the June 15, 2011 Meeting Minutes. Vice President Brunson made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed 4-0.

COMMITTEE REPORTS

Covenants

The design package revised guidelines are being completed by the Committee and will be presented to the Board for approval. Committee will be discussing hearings and fees for particular offenses.

(M) Upon motion duly seconded and carried, the Board of Directors ratified the email unanimous consent to deny the Shed Appeal for 14249 Ladderbacked. Treasurer Penatzer made the motion, no further discussion, Secretary Jones seconded. The motion passed unanimously.

Pool

High Sierra Pools presented a proposal for extending the pool season for two weeks with options for daily use or weekends only.

(M) Upon motion duly seconded and carried, the Board of Directors disapproved any extension of the pool season. Secretary Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

Activities

The Committee provided a proposal/estimate for scheduled events – Movie Night Meet and Greet and a Community Garage Sale – with a request for increased budget/funding for the Committee.

(M) Upon motion duly seconded and carried, the Board of Directors approved increasing the budget of the Activities Committee from $1,000 to $3,000. President Lippold made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors appointed Star McGowan as the Chair of the Activities Committee. Director Jones made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors ratified the appointments of Jennifer Rooney, Jennifer Algorri, Sarah Pavilich, and Kathy Dixon to the Activities Committee. Director Jones made the motion, no further discussion, Secretary Jones seconded. The motion passed unanimously.

Grounds

The Board of Directors tabled the No Soliciting Signage Proposal till the next Grounds Meeting.

(M) Upon motion duly seconded and carried, the Board of Directors approved the Davey Tree proposal for removing dead trees at 8941 Yellowleg Court in the amount of $770.00. Vice President Brunson made the motion, no further discussion, Director Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved the Clippers proposals for removing dead trees in the community for approximately $1,500.00. Secretary Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

Communications

The website continues to be worked and is available for use.

M) Upon motion duly seconded and carried, the Board of Directors ratified the appointment of Marianne Weaver to the Communications Committee. Treasurer Penatzer made the motion, no further discussion, Secretary Jones seconded. The motion passed unanimously.

FINANCIAL REPORT
The Financial Report was included in the Board packet for review.

MANAGEMENT REPORT – OLD BUSINESS
Management provided a written report for the Board to review.

(M) Upon motion duly seconded and carried, the Board of Directors ratified the email unanimous consent approval of the Clippers Additional Grounds Maintenance Contract in the amount of $4,960. Treasurer Penatzer made the motion, no further discussion, Secretary Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors ratified the email unanimous consent approval of the Clippers proposal for watering the sod at the playground in the amount of $1,950. Treasurer Penatzer made the motion, no further discussion, Director Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors ratified the email unanimous consent approval of an equity transfer of all funds currently in the operating reserves to unappropriated equity. Director Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors ratified the email unanimous consent approval of rescheduling the Annual Meeting to September 21, 2011. Treasurer Penatzer made the motion, no further discussion, Secretary Jones seconded. The motion passed unanimously.

MANAGEMENT REPORT – NEW BUSINESS

(M) Upon motion duly seconded and carried, the Board of Directors adopted the Draft 2012 Budget as amended. Vice President Brunson made the motion, no further discussion, Director Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved the Deferred Assessment Resolution that the Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion. Director Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors approved the preparation of Coupon Books for 2012 assessment collections. Vice President Brunson made the motion, no further discussion, Treasurer Penatzer seconded. The motion passed unanimously.

EXECUTIVE SESSION
No Executive Session necessary.

POST EXECUTIVE SESSION

ADJOURNMENT
With there being no further business,

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the meeting at 8:55 pm. Vice President Brunson made the motion, no further discussion, Secretary Jones seconded. The motion passed unanimously.

Respectfully Submitted

Mark W. Jones, Secretary