

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Thursday, September 19, 2013
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

In Attendance:

Jeff Benson – President
Dana Alexy – Vice President
Victoria Swanson – Secretary
Dave Jones – Director at Large

Absent:

Jonathan Catania - Treasurer

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 7:05p.m., noting a quorum of the Board was present.

2. MEETING MINUTES:

Ms. Dana Alexy made a motion to approve the minutes from the previous meeting, noting the changes to be made. This was second by Ms. Victoria Swanson and unanimously approved.

3. RESIDENT FORUM

N/A

4. COMMITTEE REPORTS:

Activities: Ms. Jennifer Algori reported the Community Yard Sale will be held on September 28th from 8am - 2pm. The Yard Sale ad has been placed in the Gainesville Time, Bullrun Observer and Craigslist. Ms. Algori requested the signs notifying the community of the even be placed throughout the community. The next event will be the "Bring Your Own Pumpkin Decorating Event" on October 19th. The Activities Committee asked the Board of Directors for approval to move the time from an early afternoon event to an early evening event so that the "The Great Pumpkin Charlie Brown" movie can be played on a projector screen, given for use to the Activities Committee. Ms. Lape will look into all permits that may be needed in order to play the movie at a Community Event. November 16th will be the food drive and bake sell. The food drive will benefit Haymarket Pantry and the Bake sale will benefit the Activities Committee. Ms.

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Algori stated she will need sand for the luminary's project. Ms. Lape will get in touch with CLS to see if they are able to donate the sand for this craft event. They will need about two cups per household to assemble the bags. Ms. Algori along with the BOD discussed the idea of a "Best Holiday Yard" contest. Ms. Algori will come up a list of ideas for the holiday contest and present at the next regular meeting. Management will reach out to vendors in regards to donating the prizes for the winners.

Ms. Dana Alexy made a motion to approve shifting the time to early evening for the "Bring Your Own Pumpkin Decorating Event" and the approval of showing the movie "The Great Pumpkin Charlie Brown" This was second by Ms. Victoria Swanson and unanimously approved.

Grounds: Aldo of the grounds committee reported the Grounds Committee was unable to make quorum at their last meeting. The next meeting is scheduled for the second Tuesday of October. The Grounds Committee will be meeting every second Tuesday of every month at the Gainesville Middle School. Mr. Aldo stated there was a request in regards to a safety concern at the round-about on the Southside of Broadwinged Dr. The concern is that cars are parking too close to the round-about and could cause an issue of getting in and out in the case of an emergency. Management will put in a request with the city for the curbs to be painted yellow and parking for emergency vehicles only.

Mr. Jeff Benson asked the Grounds Committee to take a look at common areas and report back with recommendations to the Board what is in most need of repair or replacing. This is an effort to help with the aesthetics and appeal to Meadows at Morris Farm. Mr. Benson stated he would like this done in tiers so that they can then prioritize what needs to be accomplished first. Mr. Benson will include the Grounds Committee on the master plan once received from CLS. Mr. Benson would also like the Grounds Committee to look at the low lights near Peacock Park and try to identify some kind of protective guard to place around them from people / kids kicking out the lights along with gardeners and weed whackers also destroying them.

Mr. Jeff Benson made a motion to approve Aldo as the Chair of the Grounds Committee, this was second by Ms. Victoria Swanson and unanimously approved.

Covenants: The Covenants Committee attempted to meet last week, but did not meet quorum. They were able to conduct their decisions via email and have sent the results to Management.

Communications: N/A

5. BOARD REPORT:

There was no report from Mr. Jeff Benson, President.

Mr. Dave Jones presented to his fellow Board Member's his idea on the grass area within the pool area. Mr. Jones stated he would prefer to make the grass area into a deck rather than

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pour more concrete. The Board will discuss Mr. Jones idea, along with the original idea of concrete poring.

6. MANAGEMENT REPORT:

Management received a quote for the installation of the corner pool light in the amount of \$5,000 - \$6,000. Management will be requesting 3 other comparison bids.

Ms. Dana Alexy motioned to approve the installation of the corner pool light by PSE. This was second by Ms. Swanson & unanimously approved.

7. NEW BUSINESS:

Jeff Benson made a motion to cancel the \$140,000 CD from GE Capital and allow L&N to pick the next financial institution that has the next highest interest rate for the \$140,000. This was seconded by Ms. Dana Alexy and unanimously approved.

Mr. Dave Jones made a motion to approve CLS to oversee the entire community. This was second by Ms. Dana Alexy and unanimously approved.

8. OLD BUSINESS:

The Board and Management reviewed & discussed the 2014 Draft Budget by line item. There were minor changes made to the Drafted Budget.

9. EXECUTIVE SESSION:

Mr. Dave Jones made a motion to move into Executive session at 9:07pm. This was second by Ms. Dana Alexy and unanimously approved.

Mr. Dave Jones made a motion to move out of Executive session at 9:14 pm. This was second by Mr. Jeff Benson and unanimously approved.

Mr. Jeff Benson made a motion to close the collections account for account number 170-9193. This was second by Mr. Dave Jones and unanimously approved.

Mr. Jeff Benson made a motion to waive the \$175 in late fees for account number 171-1592. This was second by Mr. Dave Jones and unanimously approved.

Mr. Jeff Benson made a motion to approve the payment plan of \$100 per month plus the payment of the current assessments for account number 171-

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0739. This was second by Mr. Dave Jones and unanimously approved.

Mr. Jeff Benson made a motion to approve the payment plan of \$92.14 per month, for 13 months to bring the account number 171-0836 current. This was second by Mr. Dave Jones and unanimously approved.

ADJOURNMENT:

The next meeting will be the Annual Meeting to be held on October 24, 2013.

With no further business the meeting was adjourned at 9:16pm.

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