

**Meadows at Morris Farm Community Association
2009 Annual Meeting Minutes
APPROVED September 21st, 2010**

Board Members Present: Rick Dengler, President
Jojean Dikeman, Secretary/Treasurer
Jason Rittenhouse, Director

Board Members Absent: Sara Kroll, Vice President

Other Present: Sherry Rickard, CMC, Community Manager
Hilary Lape, CMC, HOA Division Director

Proof of Quorum

Jason Rittenhouse, Director, reported that of the 990 possible votes, 413 of those votes are held by Class A Owners and 577 are held by the Declarant. 99 of the total 990 votes are required to meet quorum. 39 are represented in person or by proxy from the Class A Owners and 577 votes are represented by the Declarant who is present at the meeting; therefore quorum requirement has been met.

Proof of Notice

Jojean Dikeman, Director, reported that the meeting notice was mailed on March 17, 2009 by first class mail, thereby meeting the requirement for notice of the Annual Meeting.

Call to Order

Rick Dengler, President, noted that since the Association has met its requirement for quorum and the requirement for notice, the meeting was called to order at 8:00 p.m.

Introductions

Introductions of the Board and management were conducted.

Report of the Board

Jojean Dikeman reported, "The Master Association of Meadows at Morris Farm Community Association continues to operate smoothly. The Declarant Board appointed a homeowner representative to the Board in the last year – Jason Rittenhouse. He is taking an active part in the administration of the sub-association. We welcome him to the Board. In the last year, the Board has obtained continued insurance coverage for the association, hired an auditor to audit the books of the association and prepare tax returns, renewed the management contract with CMC, and continued a relationship with the legal firm Chadwick, Washington, Moriarty Elmore and Bunn for continued collection processing. Additionally, they Board is in the process of forming committees. Committee Charters will be adopted at the next Board meeting and interested homeowners appointed. The following committees will be formed: Grounds; Activities; Ad Hoc Telecommunications; Swim Team; Pool and Neighborhood Watch. There are

sign up sheets and please take a moment and sign your name, address, phone and email on the committee that you would be interested in working on.”

Resident Forum

- Brookfield Dumpsters – management has been tasked with sending a letter to the Developer regarding placement of dumpsters in community and speeding construction traffic.
- The common area on Willet Way needs to be seeded – Brookfield has this area on its list for improvement.
- The final plan change is on the website and the meeting with the county is scheduled for April 15, 2009.
- Portable basketball goals must be stored out of view when not in use.
- It is acceptable and the procedure has been in place since the beginning of the community that in carriage homes, garages are optional.
- Rollins Ford Road – when will it be completed? It is in the county’s hands as to when it will be completed.
- Redstart Ct – new homes being built are in the Heritage series.
- Streetlight at Rollins Ford Road has been requested by the Association. No response at this time. A traffic light at its intersection with Linton Hall Road will not be entertained until the road is completed.
- Curb Painting – Developer has gone through community to make sure that all curbing has been painted correctly.
- The community was notified that the community will not transition as originally thought this year.

Adjournment

Jason Rittenhouse MOVED to adjourn the meeting. Jojean Dikeman SECONDED the motion which PASSED. The meeting was adjourned at 8:40 p.m.