APPROVED MINUTES – 2.2.12

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
October 19, 2011
Greenwich Presbyterian Church
15303 Vint Hill Road
Nokesville, VA

<u>In Attendance</u>:
Avery Brunson – Vice President
Mark Jones – Secretary
Brian Penatzer – Treasurer
Dave Jones – Director

<u>Absent with Notice</u>:
Eric Lippold – President

<u>Also Present</u>:
Jessica Azzarano – Community Manager, Sequoia Management

2 homeowners

CALL TO ORDER
Vice President Brunson called the meeting to order at 7:00 p.m., noting a quorum of the Board was present.

RESIDENT INPUT
- None

AGENDA APPROVAL
The agenda was presented for review and approval.

REVIEW AND APPROVAL OF MINUTES:
July 20, 2011 Meeting Minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors approved the July 20, 2011 Meeting Minutes. Director Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed 4-0.

August 17, 2011 Meeting Minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors approved the August 17, 2011 Meeting Minutes. Director Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed 4-0.

COMMITTEE REPORTS
<u>Covenants</u>
The design package revised guidelines have been completed by the Committee and presented to the Board for approval. The Board will review and consider for unanimous email consent.

The Committee indicated that there have been numerous rejections for additional information, particularly for missing plats.

Pool
No report.

Activities
No report.

Grounds
No report.

Communications
The website continues to be available for use and presently has fewer than 100 residents signed in. The Newsletter will be distributed immediately following the November 10, 2011 Board Meeting.

FINANCIAL REPORT

The Financial Report was included in the Board packet for review. The Money Market CD rate has dropped to .5%, necessitating looking for a new bank. There is a need to determine a strategy for investment through opening CDs. This will be discussed/worked via email.

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 2010 Draft Audit Version 2. Secretary Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

MANAGEMENT REPORT – NEW BUSINESS

(M) Upon motion duly seconded and carried, the Board of Directors approved AquaTech Irrigation proposal #1131 to replace the irrigation controller and install rain gauges in the amount of $942.85. Director Jones made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

Pool Management, Snow Removal, and Landscaping Contract discussions were tabled until all Board members had the opportunity to review and comment.

Community Manager brought up issue of Association being charged for bounced checks.

(M) Upon motion duly seconded and carried, the Board of Directors approved assessing a $25 fee for bad checks or insufficient EFT effective 1/1/12. Director Jones made the motion, no further discussion, Treasures Penatzer seconded. The motion passed unanimously.

EXECUTIVE SESSION

(M) Upon motion duly seconded and carried, the Board of Directors agreed to Adjourn to Executive Session at 8:40 pm to discuss delinquencies, collection status, and payment plans. 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 agreed to Move into Open Session at 9:00 p.m. Director Jones made the motion, no further discussion, Vice President Brunson seconded it. The motion passed unanimously.

POST EXECUTIVE SESSION

(M) Upon motion duly seconded and carried, the Board of Directors approved the $200 per month payment plan for account number 714319. $500 of the accumulated fees will be waived upon successful completion of 6 consecutive payments, with an additional $500 of accumulated fees being waived upon successful completion of 12 consecutive payments with no additional fees. Secretary 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 approved the $150 per month payment plan for account number 1814420 with no additional fees. Secretary Jones made the motion, no further discussion, Director Jones seconded. The motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors denied the fee waiver request for account number 238813. Vice President Brunson made the motion, no further discussion, Director Jones seconded. The motion passed unanimously.

ADJOURNMENT

With there being no further business,

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the meeting at 9:02 pm. Vice President Brunson made the motion, no further discussion, Secretary Jones seconded. The motion passed unanimously.

Respectfully Submitted

Mark W. Jones, Secretary