

Meadows at Morris Farm Community Association

Board of Directors Meeting Minutes November 16, 2009

APPROVED 12-15-09 BOARD MEETING

A meeting of the Board of Directors of the Meadows at Morris Farm Community Association was held on Monday, November 16, 2009, at the Cedar Point Elementary School, 12601 Braemar Parkway, Bristow, VA 20136.

Board Members Present: Rick Dengler, President
Neil Patel, Director
Jason Rittenhouse, Director

Board Members Absent: Kim Mackmin, Secretary/Treasurer
Dean Dubbe, Director

Others Present: Hilary Lape, CMC, HOA Division Director
Dianne Adams, CMC
Homeowners at Large

CALL TO ORDER

The meeting of the Meadows at Morris Farm Community Association Board of Directors was called to order at 7:45 p.m. by Rick Dengler, President.

RESIDENT FORUM

- A Homeowner wanted asked about bike racks at the pool. Mr. Dengler said Brookfield planned to put bike racks at the pool and will install them.
- A Homeowner reported that the community website needed to be updated. Mr. Dengler suggested starting a communications committee to assist management with the website upkeep. Rob Ritchmeyer was asked if he was interested in being a part of this committee once it was chartered. He agreed he would be able to be involved in this committee.
- A Homeowner was interested in when the pool management company would be chosen for the 2010 pool season. Some homeowners were happy, others unhappy with the 2009 company.
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APPROVAL OF AGENDA

Jason Rittenhouse MOVED to approve the agenda. Neil Patel SECONDED the motion which passed unanimously.

APPROVAL OF MINUTES

No quorum for the Community Association Board at the September 21st meeting.

RATIFICATION OF UNANIMOUS CONSENT ITEMS FROM 9/30/09

Neil Patel MOVED to approve Items for Unanimous Consent-2010 Budget, July 29th minutes, pool cover purchase, selection of 64 gallon recycle container, appointment of committee members to pool, activities, grounds and Ad-Hoc telecommunications committees, decisions for homeowner requests Acct #323-0000, #324-9172 and Architectural Appeal Acct #343-2413. Jason Rittenhouse SECONDED the motion which passed unanimously.

APPROVAL OF COMMUNITY LANDSCAPE SERVICES SNOW REMOVAL CONTRACT

Neil Patel MOVED to approve the Community Landscape Services Snow Removal Contract for 2009-2010. Jason Rittenhouse SECONDED the motion which passed unanimously.

MANAGEMENT REPORT

The Board received the management report.

FINANCIAL REPORTS

The Board received the financial reports for the period ending September 30, 2009. The report was accepted as submitted.

CANDIDATES STATEMENTS

Candidates spoke or their statements were read for the upcoming December 1st, 2009 election for the Board of Director's positions.

COMMITTEE REPORTS

The following committees gave a report from their meetings: Pool Committee by Mark Jones, Grounds Committee by Mark Jones, Activities Committee by Patricia Jones, Ad-Hoc Telecommunications Committee by Alex Tarlecky, Covenants Committee by Amy Bennett.

DELINQUENCY STATUS REPORT

The Board received the delinquency status report. Further detailed discussion will take place in Executive Session.

EXECUTIVE SESSION

Jason Rittenhouse MOVED to convene in Executive Session to discuss homeowner accounts and violations. Neil Patel SECONDED the motion which PASSED unanimously.

Jason Rittenhouse MOVED to exit Executive Session. Rick Dengler SECONDED the motion, which PASSED unanimously.

ATTORNEY RECOMMENDATIONS FOR OUT-OF-STATE ACCOUNT

Jason Rittenhouse MOVED to approve request from legal to pursue out-of-state attorney for account #00323-0039. Neil Patel SECONDED the motion which PASSED unanimously.

ATTORNEY RECOMMENDATION FOR OUT-OF-COUNTRY ACCOUNT

Jason Rittenhouse MOVED to put account #00301-0369 on hold for six months. Neil Patel SECONDED the motion which PASSED unanimously.

ATTORNEY RECOMMENDATIONS FOR ACCOUNTS IN MARYLAND

Jason Rittenhouse MOVED to pursue all Maryland accounts with a Maryland attorney recommended by Chadwick, Washington, Moriarty, Elmore & Bunn. Neil Patel SECONDED the motion which passed unanimously.

ATTORNEY RECOMMENDATIONS FOR ACCOUNT OUT OF STATE

Jason Rittenhouse MOVED to pursue account #00305-1124 in another state with that state's attorney recommended by Chadwick, Washington, Moriarty, Elmore & Bunn. Neil Patel SECONDED the motion which passed unanimously.

HOMEOWNER REQUEST FOR PAYMENT PLAN

Jason Rittenhouse MOVED to not accept the second offer for payment of \$250 per month from account #000323-0000. The previous agreement is still enforced at \$325 per month. Neil Patel SECONDED the motion which passed unanimously.

HOMEOWNER REQUEST FOR PAYMENT PLAN

Jason Rittenhouse MOVED to accept the offer for payment of \$1600 from account #00300-4689. The homeowner agrees to pay \$1600 to settle all amounts owed. Neil Patel SECONDED the motion which passed unanimously.

HEARINGS

Jason Rittenhouse MOVED to TABLE the hearing decision for 8873 Song Sparrow Drive regarding a portable basketball hoop. The Board's decision is based on the covenants committee and the new board creating a workable solution for basketball hoops in the community. Neil Patel SECONDED the motions which passed unanimously.

Jason Rittenhouse MOVED to contact the resident at 14408 Sharpshinned Drive to verify the owner who installed the satellite dish still lives in the property. It is believed this homeowner has since moved. Neil Patel SECONDED the motion which passed unanimously.