

MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
Thursday, November 21, 2013
Hampton Inn
7300 Atlas Walk Way, Gainesville, VA

In Attendance:

Jeff Benson – President
Dana Alexy – Vice President
Jonathan Catania - Treasurer

Absent:

Victoria Swanson – Secretary
Dave Jones – Director at Large

Also Present:

Kelly Lang – Community Manager, Legum & Norman, Inc.
Charie Carter – Recording Secretary, Legum & Norman
No homeowners were present

1. CALL TO ORDER

President, Jeff Benson called the meeting to order at 7:10p.m., noting a quorum of the Board was present.

2. SELECTION OF OFFICERS:

Mr. Jeff Benson motioned to approve that all Board Members will maintain their current positions. Ms. Dana Alexy seconded the motion and the motion was approved.

3. RESIDENT FORUM

Mr. Jonathan Catania stated there has been an issue regarding the water pressure and piping on Screech Owl Ct. Multiple reports of a loud bang, sprinklers leaking, and water pressure have been brought to attention. Homeowners have called Prince William County along with Manassas Water, but have not been given a direct answer. The Board has instructed Kelly Lang to call Prince William County in regards to the issue.

4. MEETING MINUTES:

Mr. Jonathan Catania motioned to approve the September 2013 minutes. Ms. Dana Alexy seconded the motion and the motion was approved.

5. COMMITTEE REPORTS:

Activities: N/A

Grounds: N/A

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Covenants: The Covenants Committee reviewed and approved two applications via email. The Board requested the Committee submit the drafted revisions to the covenant guidelines by January, and would like the approved guidelines to be completed & sent to the community by spring 2014.

Communications: N/A

6. MANAGEMENT REPORT:

Ms. Lang reported on the October financials, noting that delinquencies have gone down from 8% to 7%. The playground audit proposal was provided to the Board for review. A proposal for Snow Management Group was presented to the Board with a no increase in price for the 2013-2014 winter seasons. Ms. Lape & Ms. Lang have reviewed the pool rules and have suggested revisions. Ms. Lang reported on the violations throughout the community and what areas need to be focused on, specifically trash cans. Ms. Lang also inquired on how to proceed after a third violation has been sent. The Board requested that after a third violation, with no action from the homeowner, the Covenants Committee hold a hearing with the particular owner.

Mr. Benson requested that Management waive late fees for the month of October, for government employees who can provide a letter from their employer stating they were furloughed.

The Board has requested that a color copy of the MMF map be provided to all residents showing which roads are controlled by V-Dot, and which roads the Association are responsible for.

7. OLD BUSINESS:

Ms. Dana Alexy motioned to accept the revisions to assessments; resulting from the corrected home type and for the affected homeowners to be reimbursed by Christmas. Mr. Catania seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to approve the proposal for the playground safety audit at \$250 per playground for a total of \$750. Mr. Catania seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to accept the revised pool rules as provided. Mr. Catania seconded the motion and the motion was approved.

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Ms. Dana Alexy motioned to accept the pool deck specifications that include the options for wood decking as well as an option for synthetic decking product, and the option for alternate shade structures. Mr. Catania seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to approve the 2014 Budget. Mr. Jonathan Catania seconded the motion and it was unanimously approved.

8. NEW BUSINESS

Mr. Jeff Benson motioned to approve the Snow Management Group proposal for the 2013-2014 winters with the modification that snow be removed from courtyard home driveways. Mr. Catania seconded the motion and the motion was approved.

9. EXECUTIVE SESSION:

Mr. Jeff Benson motioned to move into Executive Session at 8:17p.m. Ms. Dana Alexy seconded the motion and the motion was approved.

Ms. Dana Alexy motioned to move out of Executive Session at 8:20 p.m. Mr. Jeff Benson seconded the motion and the motion was approved.

Ms. Dana Alexy motioned to close the collections account for account number 170-9193. Mr. Catania seconded the motion and the motion was approved.

Mr. Jeff Benson motioned to accept outsourcing the newsletter to Associa for .25 cents per page, plus the cost of the postage, if the newsletter cannot be included in another mailing. Mr. Catania seconded the motion and the motion was approved.

ADJOURNMENT:

The next meeting will be held on January 22, 2013.

With no further business the meeting was adjourned at 8:31 p.m...

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