MORRIS FARM COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
December 14, 2010
Grace Life Church
9560 Linton Hall Rd, Gainesville, VA 20155

In Attendance:
Eric Lippold - President
Avery Brunson – Vice President
Brian Penatzer– Director
John Henley - Secretary

Absent WITHOUT Notice:
Alex Tarlecky – Treasurer

Also Present:
Hilary Lape – Community Management Corportation
Vann Chounramany – Community Manager, CMC

13 homeowners

CALL TO ORDER

President Lippold called the meeting to order at 7:01 p.m., noting a quorum of the Board was present. It was noted that Treasurer Tarlecky was absent without notice.

RESIDENT INPUT

- Mr. Rob Richtmeyer asked about the termination of the community's Comcast Contract and the adjustment in HOA dues beginning February 1, 2011.
- Ms. Elisabeth Bush asked about what other communications options were available to the community after the February 1, 2011 change.
- Mr. Doug Allen noted the Comcast rates online were actually more affordable than what the HOA is currently paying and thanked the Board for terminating the contract.

Resident input closed at 7:08pm

AGENDA APPROVAL

The agenda was presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the agenda as presented. Secretary Henley made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

APPROVAL OF MINUTES:

The October 2010 minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the minutes as presented. Secretary Henley made the motion, no further discussion, Director Penatzer seconded. The motion passed by the two

Board members present at October's meeting with President Lippold, and Vice President Brunson abstaining.

The November 2010 minutes were presented for review and approval.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the minutes as presented. President Lippold made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

MATTERS FOR BOARD DISCUSSION

Revised 2011 Budget based on Comcast contract termination

(M) Upon motion duly seconded and carried, the Board of Directors agreed to a revised assessment of $78.35 beginning on February 1, 2011. Secretary Henley made the motion, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

Homeowner Account Reviews

(M) Upon motion duly seconded and carried, the Board of Directors agreed to the following:

- Waiving $40 return check fee for account # 00345-4983;
- Ratify unanimous consent motion outside of a meeting to deny a homeowner's request to change an assessment on account # 00348-8852;
- Waive $1470.65 on account # 0300-4809 and offer a settlement of $3146.20; and
- Approve submitted billing fees from collections on account # 00305-1124;

Secretary Henley made the motion to ratify each account, no further discussion, Vice President Brunson seconded. The motion passed unanimously.

MANAGEMENT REPORT

Management provided a written report for the Board to review. They also provided an update on the community consolidation way forward. It was noted the North sub-association has not made the decision to merge into the community association as of yet.

FINANCIAL REPORT

The Financial Report was included in the Board packet for review. It was noted that community delinquencies have decreased to 9.8%.

COMMITTEE REPORTS

Activities

No report provided.

Grounds

Landscaping and snow removal will be accomplished by Clippers for 2011.

Pool

No update provided.

Covenants
Chairperson Jeff Benson mentioned there are currently 8 outstanding applications for approval. One board member resigned and he requested the Board advertise the position. He also discussed the need to further clarify covenants guidelines such as trash cans.

EXECUTIVE SESSION

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn into Executive Session at 8:18 p.m. to consider contracts. Secretary Henley made the motion, no further discussion and Vice President Brunson seconded it, the motion passed unanimously.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to move into Open Session at 8:58 p.m. President Lippold made the motion, no further discussion and Treasurer Penatzer seconded it, the motion passed unanimously.

POST EXECUTIVE SESSION

Comcast Contract

(M) Upon motion duly seconded and carried, the Board of Directors agreed to accept Sequoia Management's proposal for managing the Morris Farm Community Association with a start date of February 1, 2011. Director Henley made the motion, and opened it for further discussion. Vice President Brunson, as well as Treasurer Penatzer, thanked CMC for their involvement and service to Morris Farm for the past 4 years. President Lippold seconded the motion, the motion passed 3-1 with Treasurer Penatzer voting against.

ADJOURNMENT

With there being no further business,

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the meeting at 9:26 p.m. President Lippold made the motion, no further discussion and Vice President Brunson seconded it, the motion passed unanimously.

Respectfully Submitted
John Henley, Secretary