

Meadows at Morris Farm Community Association

Board of Directors Meeting Minutes December 15, 2009

A meeting of the Board of Directors of the Meadows at Morris Farm Community Association was held on Tuesday, December 15, 2009, at the Cedar Point Elementary School Library, 12601 Braemar Parkway, Bristow, VA 20136.

Board Members Present: John Henley
Patricia Jones
Eric Lippold
Brian Penatzer
Lisa Tarlecky

Board Members Absent: None

Others Present: Hilary Lape, CMC, HOA Division Director
Dianne Adams, CMC
Fran Arnold, CMC
Allen Warren, Chadwick, Washington, Moriarty, Elmore & Bunn, PC
Avery Brunson, Sr., MMF North Director
Mark Jones, MMF North Director
Alex Tarlecky, MMF North Director
Marco Fluegel, MMF South Director
Robert Richtmyre
Renee Brunson

CALL TO ORDER

The meeting of the Meadows at Morris Farm Community Association Board of Directors was called to order at 7:02 p.m. by Hillary Lape.

RESIDENT FORUM

Rob Richtmyre conveyed the interest of Theresa (Terri) Richtmyre to serve on the Communications Committee.

ELECTION OF OFFICERS

The floor was opened to the Board to discuss qualifications for officer positions. The following Officers were elected in accordance with the guidelines of the Articles of Incorporation:

Eric Lippold, President
Patricia Jones, Vice President
Lisa Tarlecky, Secretary
Brian Penatzer, Treasurer
John Henley, Director

EXECUTIVE SESSION CONVENED

Hillary MOVED the Board into Executive Session to confer with Legal Counsel.

EXECUTIVE SESSION ADJOURNED

John Henley MOVED to adjourn the Executive Session. Eric Lippold SECONDED the motion and it PASSED unanimously.

APPROVAL OF MINUTES

Lisa Tarlecky MOVED to approve the Minutes for the November 16, 2009 Meeting. John Henley SECONDED the motion which PASSED unanimously.

John Henley MOVED to approve the Minutes for the December 1, 2009 Meeting. Eric Lippold SECONDED the motion which PASSED unanimously.

RATIFICATION OF UNANIMOUS CONSENT ACCOUNT 304-6362 & 304-0339

Hillary Lape counseled that because the new Board did not make the motion for Unanimous Consent of these accounts that it could not move to ratify them. These items will be ratified administratively.

COMMITTEE MEMBER APPOINTMENTS

Trish Jones MOVED to appoint **Theresa (Terri) Richtmyre** to the Communications Committee. Lisa Tarlecky SECONDED the motion which PASSED unanimously.

John Henley MOVED to appoint **Kim Lippold** and **Meredith Castelli** to the Pool Committee. Lisa Tarlecky SECONDED the motion which PASSED unanimously.

Eric Lippold MOVED to appoint **Dana Moss** and **Janna Henley** to the Covenants Committee. John Henley SECONDED the motion which PASSED unanimously.

FINANCIAL REPORTS

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

DELINQUENCY STATUS REPORT

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

COMMITTEE REPORTS

The following committees gave a report from their meetings: Pool Committee by Mark Jones, Grounds Committee by Mark Jones and Activities Committee by Patricia Jones. Ad-Hoc Telecommunications Committee report will be discussed in Executive Session.

EXECUTIVE SESSION CONVENED

Executive Session was convened at 9:17 P.M. to discuss homeowner accounts and Ad-Hoc Telecommunications Committee information.

EXECUTIVE SESSION ADJOURNED

Executive Session adjourned at 10:06 P.M.

LEGAL COUNSEL'S RECOMMENDATION ACCOUNT #297-7942

Eric Lippold MOVED to write-off and close **Account #297-7942** in the amount of \$445.14 due to foreclosure and no current address located by private investigator. Trish Jones SECONDED the motion which PASSED unanimously.

HOMEOWNER REQUEST FOR PAYMENT PLAN

John Henley MOVED to approve Homeowner Request **Account #00323-8549** for a \$45 payment to bring the account current provided the Homeowner does so within 60 days, otherwise the total balance will be due. Trish Jones SECONDED the motion which PASSED unanimously.

LEGAL COUNSEL'S RECOMMENDATION ACCOUNT # 00301-1232

Eric Lippold MOVED to write-off Account **#00301-1232** in the amount of \$1,281.20 due to foreclosure and no current address located by private investigator. Lisa Tarlecky SECONDED the motion which PASSED unanimously.

ADJOURNMENT

Lisa Tarlecky MOVED to adjourn the meeting at 10:10 P.M. The motion was SECONDED by Brian Penatzer and PASSED unanimously.