

Meadows at Morris HoA Meeting  
Community Christian Fellowship Church  
Nokesville, VA  
Thursday, February 21, 2019

In attendance:

Sabrina Ramsey

Dan Alexy

Jeff Benson

Ken Rudnicki

Tracey Schaefer- Community Manager, SFMC, Inc.

Absent: Victoria Swanson

Homeowners in attendance:

none

Ms. Ramsey called the meeting to order at 7:02pm; Mr. Rudnicki seconded. All in favor.

**Approval of agenda:**

Ms. Ramsey motioned to approve amended agenda as amended: adding a slide at pool discussion.

- Mr. Benson seconded.
- All in favor.

**Approval of Minutes:**

Mr. Rudnicki motioned to approve January minutes as presented.

- Mr. Benson seconded.
- All in favor.

**Homeowner Forum:**

None to report as no homeowners were present.

**Committee Reports:**

Activities:

- No report

Communications:

- No report

Management Report: The community manager answered questions regarding the management report that was included in the Board meeting packet.

**Old Business:**

Mr. Benson motioned to approve 3 lights for Willet Way pocket park for an amount NTE \$50K with Power Systems Electric.

- Mr. Rudnicki seconded.
- All in favor.

Mr. Rudnicki motioned to adopt new ground maintenance and care as amended.

- Ms. Ramsey seconded.
- All in favor.

**New Business:**

Mr. Rudnicki motioned to approve the Appointment of Officers: Mr. Benson – President; Ms. Swanson – Vice President; Mr. Alexy – Treasurer; Mr. Rudnicki – Director at Large; Ms. Ramsey – Secretary.

- Mr. Alexy seconded.
- All in favor.

**Executive Session:**

Mr. Benson motioned into executive session at 8:04pm.

- Mr. Alexy seconded.
- All in favor.

Ms. Ramsey motioned to exit executive session at 8:20pm.

- Mr. Benson seconded.
- All in favor.

Ms. Ramsey motioned to approve the following

To fine account #1110024211 \$25 per day for violation until resolved.

To counter down payment for account #1110020501 for \$200 down payment plus proposed repayment plan.

Request \$200 down payment for account #1110044701 plus payment plan per counsel's advice.

To wave late fees with letter from employer plus payment plan for account #1110055101

- Mr. Benson seconded.
- All in favor.

Mr. Benson motioned to adjourn at 8:28pm

- Mr. Rudnicki seconded.
- All in favor