

Meadows at Morris Board of Directors Meeting

Gainesville Middle School, Gainesville, VA

Thursday, April 11, 2019

In attendance: Victoria Swanson, Jeff Benson, Dan Alexy, Ken Rudnicki

Tracey Schaefer- Community Manager, SFMC, Inc.

Absent with notice: Sabrina Ramsey

Homeowners Present:

J.DelVecchio 8958 Junco Ct, J.Olster 8932 Yellowleg Ct, R.Gillette 14327 Broadwinged Dr,
A.Flis 8837 Screech Owl, Z.Mikkelson 14273 Catbird Dr

Call to Order:

Mr. Benson called the meeting to order at 7:06m Mr. Rudnicki seconded. All in favor.

Review and acceptance of Agenda:

- Mr. Benson motioned, Mr. Rudnicki seconded. All in favor.

Homeowner forum:

Concern voiced about basketball hoops in roadway/common areas and damaging homeowners yard.

Concern voiced about neighbors and possible illegal activities

Concern voiced about lack of trash pick up

Concern voiced regarding speeding on alleyways.

Approval of minutes:

-Mr. Benson motioned, Mr. Alexy seconded. All in favor.

Committee Reports:

Activities: Chair, Rob Gillette spoke to Board member regarding outlets at the pool. SFMC to address with NV Pools once shade structures are installed.

Request for Jennifer Oister to join Activities Committee. Application accepted. Motion to appoint Ms. Oister to Activities Committee. Mr. Benson motioned, Ms. Swanson second. All in favor.

Communications: No report

Covenants Committee: N/A

Management Report: N/A

Ratification of Unanimous Written Consent in lieu of a Board meeting:

N/A

Financial Management:

March financial statements – Mr. Benson motioned to move \$220,557.42 from Morgan Stanley Money Market account to cover operating expenses including pool, shade structure, light poles and anticipated concrete work. **Motioned** by Mr. Benson and second by Mr. Alexy. All in favor.

Old Business/Unfinished Business:

Concrete repair & sealcoat: Tabled. SFMC to bring additional quotes to May meeting.

Pool Parking lot signage: Tabled

Yellowleg Ct traffic calming – Alleyways are HOA owned. Homeowner will conduct an unofficial survey with residents in the area for recommendations and bring back to the board for further discussion.

Solar Panel language – Reviewed

Basketball hoops - Review of basketball hoops without applications or placed in common area based on complaints from residents. **Motion** for SFMC to tag basketball hoops with notice for removal. Mr. Benson motioned, Mr. Rudnicki second. All in favor.

New Business:

Playground mulch – **Motion** to accept mulch proposal from Playground Specialists for replenishment at all 3 playgrounds with certified top mulch. Ms Swanson motioned, Mr. Alexy second. All in favor

Outstanding ARC Applications: Review and action noted on application

14338 Broadwinged Dr

9000 Woodpecker Ct

8837 Screech Owl

8958 Junco Ct (owner presented at meeting and will email)

Executive Session:

Mr. Benson **motioned** to enter executive session at 8:36pm. Mr. Alexy seconded. All in favor.

Mr Alexy **motioned** to enter open session at 8:55pm. Mr. Rudnicki seconded. All in favor.

Mr. Alexy **motioned** to deny the late fee waiver request for Account #111002950. Mr. Benson seconded. All in favor.

Adjournment:

Mr. Benson **motioned** to end the meeting at 9:02pm. Mr. Alexy second. All in favor.