

Meadows at Morris Board of Directors Meeting

Gainesville Middle School, Gainesville, VA

Thursday, May 9, 2019

In attendance: Victoria Swanson, Jeff Benson, Dan Alexy, Ken Rudnicki, Sabrina Ramsey
Tracey Schaefer- Community Manager, SFMC, Inc.

Absent with notice: N/A

Homeowners Present:

P.Sabo 14119 Catbird Dr, J.Olster 8932 Yellowleg Ct, R.Gillette 14327 Broadwinged Dr,

Call to Order:

Mr. Benson called the meeting to order at 7:05m Ms. Ramsey seconded. All in favor.

Review and acceptance of Agenda:

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

Homeowner forum:

Concern voiced concern about landscaping at trail head by Catbird.

Concern voiced regarding speeding on alleyways.

Approval of minutes:

- Mr. Benson motioned, Mr. Rudnicki seconded to approve April 11 minutes. All in favor.

-Mr. Benson motioned, Mr. Rudnicki seconded to approve March 14 minutes. All in favor

Committee Reports:

Activities: Update via email

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:

Mr. Benson motioned to renew insurance with Puffenbarger \$5,000 deductible. Mr. Rudnicki second. All in favor.

Management Updates –

Management updated the board about playground mulch installation, BrightView issues, lawn/weeds inspections, pocket park lighting, basketball hoops, pool opening details, and other relevant items.

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 – Homeowner provided information from alleyway in north side showing residents favored speed limit sign and accepting of putting signs.

Solar Panel language – Previously approved and will be sent with mailing

Lot Maintenance – Previously approved and will be sent with pool mailing.

Basketball hoops - Follow up from previous month where basketball hoops without application or in common area were tagged for removal. **Motion** for SFMC to tag basketball hoops with 24 hour notice for removal. Mr. Benson motioned, Mr. Rudnicki second. All in favor.

Playground mulch – scheduled for installation on 5/28/18 at the 3 playgrounds.

Slide Rules – Reviewed rules as submitted from company sign for posting.

Grass violations – 31 grass violations and 7 county requests sent.

New Business:

Update to Guidelines –

- **Greenhouse/Sheds** – Tabled
- **Fence Style** – Updates made will be tabled to final review of guidelines

Outstanding ARC Applications: Review and action noted on application

Executive Session:

Mr. Benson motioned to move to executive session at 8:00. Ms. Ramsey second. All in favor.
Mr. Benson motioned to end executive session at 8:05 and reconvene meeting. Ms. Ramsey second. All in favor

Adjournment:

Mr. Benson **motioned** to end the meeting at 8:45. Ms. Ramsey second. All in favor.