

Meadows at Morris Board of Directors Meeting

Community Christian Fellowship Church, Nokesville, VA

Thursday, August 1, 2019

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

Tracey Schaefer- Community Manager, SFMC, Inc.

Dana Mirch – VP, Management Division, SFMC, Inc

Absent with notice: N/A

Homeowners Present:

J.Oister 8932 Yellowleg Ct, R.Gillette 14327 Broadwinged Dr, C. Timm Sharpshinned Dr, C.Alderman 8801 Brown Thrasher Ct, S.Munson 8932 Yellowleg Ct, T.Sullins 14446 Broadwinged Dr, D.Alexy 14458 Broadwinged Dr, J.Sawyers Yellow Hammer Dr, R.Keilman

Call to Order:

Mr. Benson called the meeting to order at 7:00pm Mr. Rudnicki seconded. All in favor.

Review and acceptance of Agenda:

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

Homeowner forum:

T.Sullins – Questions concerning weed guidelines, number of home inspections, utility cover at pool playground missing cover and wires exposed, weed in storm drain on Broadwinged, blue tarp in yard on Broadwinged, landscaping issues on Broadwinged, not in favor of sheds, budget overage,

C.Timm – Questions about pool rule change due to Fair Housing Act, legal consultation regarding pool rules, interpretation of pool rules by lifeguards, weed guidelines, violations letters, time frame for violation letters, 8mph speed limit signs, covenants committee

C.Alderman – Concern about pool lifeguard not on deck during lap swim

J. Oister – Concern about pool lifeguard not on deck during lap swim – that morning

R.Gillette – Information about an unsanctioned FB survey regarding pool rule change

S.Munson – Concern for health of oak tree near pond behind Brown Thrasher.
Concern/Questions of recycling coming traveling wrong way and damaging his property.
Question about pool rule change. Request to move 8mph speed limit sign soon but not immediate.

D.Alexy – Questions regarding website not being up to date. Report of 16 dead trees on Rollins Ford Rd, Concern for street parking and space on roadways including yellow hammer

R.Keilman – Concern for garbage truck speeding, information regarding noise from surrounding farm lands

Approval of minutes:

- Mr. Benson motioned, Mr. Rudnicki seconded to approve July special meeting minutes. All in favor.

Committee Reports:

Activities:

Mr. Gillette received information regarding Brightview's \$1500 contribution for activity

Communications: No report

Covenants Committee: N/A

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

N/A

Financial Management:

Mr. Benson motioned to move \$192,000 of Unappropriated Members Equity to Replacement Reserves. Mr. Alexy seconded.

Management Updates –

N/A

Old Business/Unfinished Business:

Crack filling & sealcoating – tabled for additional comparison

Pool Rules – tabled until legal review

New Business:

Replacement pool furniture – tabled pending additional quote

SFMC covenants inspection – discussion

Mr. Benson motioned to approve Brightview irrigation proposal for control valves at \$2,147.72. Mr. Alexy second. All in favor.

Mr. Benson motioned to approve Brightview irrigation for backflow master value per the proposal. Mr. Alexy second. All in favor.

Outstanding ARC Applications: Review and action noted on application

Resident attending in person –

C.Alderman 8801 Brown Thrasher Ct – roof application

J. Sawyers Yellow Hammer – deck application

Executive Session:

Adjournment:

Mr. Benson **motioned** to end the meeting at 9:38. Mr. Rudnicki second. All in favor.