

Meadows at Morris Farm Board of Directors Meeting

SFMC, 9464 Innovation Dr, Manassas, VA 20110

Thursday, September 12, 2019

Board members present: Victoria Swanson, Dan Alexy, Ken Rudnicki

Others present:

Tracey Schaefer - Community Manager, SFMC, Inc.

Dana Mirch, SFMC Inc.

Will Long, BrightView

Absent with notice: N/A

Homeowners Present:

R. Gillette 14327 Broadwinged Dr; D. Alexy 14458 Broadwinged Dr; R. Honaker, 14431 Broadwinged Drive; A. Onaran, 14172 Catbird Drive

Call to Order:

Mr. Rudnicki called the meeting to order at 7:17pm Mr. Alexy seconded. All in favor.

Review and acceptance of Agenda:

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

Homeowner forum:

Approval of minutes:

- Mr. Rudnicki motioned, Mr. Alexy seconded to approve August meeting minutes. All in favor.

Committee Reports:

Activities:

Mr. Gillette update regarding Fall Festival on 10/12, request to keep pool water on and bathrooms open. Tracey will coordinate for the Brightview decorations (straw bales)

Communications: Proposals for website development received and board participated in selection of vendor. Mr. Rudnicki motioned, Mr. Alexy seconded to approve \$7,000 for website development and \$3,000 for maintenance. All in favor

Covenants Committee: N/A

Grounds Committee: N/A

Mr. Rudnicki approved, Mr. Alexy seconded to approve the following members. All in favor

Jessi Lightfoot, Alison Onaran, Robert Honaker to join the Grounds Committee

Dana Timm to join the Covenants Committee

Mr. Rudnicki approved, Mr. Alexy second the action to have Erik (legal) review and update Covenants & Grounds committee Charter before committees can convene. All in favor

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

N/A

Financial Management:

N/A

Management Updates –

N/A

Old Business/Unfinished Business:

Crack filling & sealcoating – Mr. Rudnicki approved, Mr. Alexy seconded to have Academy perform crack filling & sealcoating of alleyways. All in Favor

Pool Furniture – Mr. Rudnicki approved, Mr. Alexy seconded the final proposal based on 3 vendors of pool dining tables and umbrellas from MTS.

Catbird Storm Water Retention Ponds – Ms. Schaefer will arrange for BrightView to perform clearing of woody vegetation around SWM ponds, per the county's recent inspection. Ms. Schaefer also reported that the county is prioritizing the repair of the Catbird SWM pond fence.

New Business:

Brightview proposals – Mr. Rudnicki approved, Mr. Alexy seconded the approval of the following Brightview proposals. All in Favor

- a. **Fall Turf Renovation**
- b. **Clearing of underbrush around 100-year-old tree near 8800 Barn Owl Ct.**
- c. **Removal and Replacement of 16 trees along Rollins Ford Rd.**

SFMC covenants inspection –

Mr. Rudnicki motioned, Mr. Alexy seconded to approve part time (20 hours a week) covenants inspector for \$23,000 annually to perform weekly inspections in the community. All in favor

Outstanding ARC Applications: Review and action noted on application

Executive Session:

Mr. Rudnicki motioned, Mr. Alexy seconded to move to Executive Session at 8:35. All in favor.

Mr. Rudnicki motioned, Mr. Alexy seconded to end Executive Session at 8:45. All in favor.

Adjournment:

Mr. Rudnicki motioned, Mr. Alexy seconded to end meeting at 8:50. All in favor.