

Meadows at Morris Farm Board of Directors Meeting Minutes

December 12, 2019

I. Call to order

Dana Alexy called to order the regular meeting of the MMF BoD at 7:10 pm on December 12, 2019 at Gainesville Middle School.

II. Roll call/establish quorum

Victoria Swanson conducted a roll call. The following members of the BoD were present:

- Dana Alexy
- Kristy Byrd
- Kim Sullins
- Victoria Swanson

**Note: Christopher Newman submitted his resignation from the BoD on December 4, 2019, effective immediately, via email.*

The following homeowners were present:

- Alison Onaran [14172 Catbird Drive]
- Jessi Lightfoot [14440 Sharpshinned Drive]
- Dana Timm [14290 Sharpshinned Drive]
- Jason Dunlap [8809 Yellow Hammer Drive]
- Arturo Toledo (8629 Sedge Wren Drive]
- Charles Herzog [14154 Catbird Drive]
- Travis Tate [8929 Song Sparrow Drive]
- Diego Garcia [8841 Screech Owl Ct.]
- Nenita Decastro [14053 Indigo Bunting Ct.]

III. Approval of agenda

- MOTION: To amend agenda to move Unfinished Business discussion after Resident Open Forum to accommodate committee members present.
- Motion to approve: Kim Sullins
- Second: Dana Alexy

- Vote: All in favor

IV. Executive Session

- a) convened at 7:11 pm for covenants hearings
- b) exited at approximately 8:00 pm

V. Approval of minutes from the previous meeting

Motion to approve: Victoria Swanson

Second: Kristy Byrd

Vote: All in favor

VI. Resident open forum

- Stop sign down at Catbird Dr.

VII. Unfinished business

- Committee charters reviewed (committee members present); no revisions presently
 - Covenants
 - Grounds
- Catbird Drive SWM pond cleanup/maintenance:
 - MOTION: To approve the proposal from Virginia Waters & Wetlands for initial cleanup and regular maintenance of the Catbird Dr. storm water management pond.
 - Mover: Kristy Byrd
 - Seconded by: Victoria Swanson
 - Vote: All in favor

VIII. Financial management

- Review of November financial statements
- Morgan Stanley CDs
 - MOTION: To approve Morgan Stanley recommendation of laddered CD strategy as discussed in e-mail from Hamilton Clark on October 28, 2019.

- Mover: Kristy Byrd
- Seconded by: Victoria Swanson
- In favor: All in favor

IX. New business

- NV Pools 2020-2021 Pool Management Contract:
 - MOTION: To approve the NV Pools 2020-2021 Pool Management Contract
 - Mover: Victoria Swanson
 - Seconded by: Kristy Byrd
 - In favor: All in favor
 - On-site Administrator Job Description: Tabled
 - Additional Pet Waste Station Proposal
 - MOTION: To approve the proposal from Doody Calls for the installation of an additional can to the existing Indigo Bunting Ct. pet waste station.
 - Mover: Kim Sullins
 - Seconded by: Victoria Swanson
 - In favor: All in favor
 - Holiday Wreaths:
 - MOTION: To approve a holiday wreath purchase not to exceed \$500 to Alison Mills, including all supplies and labor.
 - Mover: Kim Sullins
 - Seconded by: Dana Alexy
 - In favor: All in favor.
 - Catbird Drive Trailhead Landscaping Proposals: Tabled
 - 2020 Meeting Schedule: Reviewed
- * Victoria left meeting at 9:07 pm

X. Executive Session

- Motion: To enter executive session at 9:08 pm
 - Mover: Dana Alexy
 - Second: Kim Sullins
 - Vote: All in favor
- Motion: To exit executive session at 9:15 pm
 - Mover: Dana Alexy
 - Second: Kim Sullins
 - Vote: All in favor
- MOTION: To approve waiver of \$250 in late fees for Acct 1110006301
 - Mover: Kristy Byrd
 - Second: Dana Alexy
 - Vote: All in favor
- MOTION: If corrective action for covenants violations is not taken by April 30, 2020, the Board will assess a one-time charge of \$50.00 to the following accounts. Legal counsel may file for injunctive relief for the violation, and for fees and charges, in Prince William County court. In addition, the Board may exercise the right of the Association to suspend the owner's voting privileges and the right to use the recreation facilities and common area parking.
 - **111000181**
 - **111004690**
 - **111004720**
 - **111004730**
 - **111005960**
 - **111005950**
 - **111006470**
 - **111004160**
 - **111001560**
 - **111005390**
 - **111006080**
 - **111005510**
 - **111004040**

- **111004490**
- **111005560**
- **111004530**
- **111000070**
- **111005030**
- **111004560**
- **111000080**
- **111005820**
- **111005850**
- **111002800**
- **111006641**
- **111000470**
- **111002130**
- **111000480**
- **111002400**
- **111002540**
- **111005060**
- **111000540**
- **111005200**

- Mover: Kristy Byrd
- Second: Dana Alexy
- Vote: All in favor

XI. Adjournment

Dana Alexy motioned to adjourn at 9:18 pm. Kim Sullins seconded. All in favor.

Minutes submitted by: Kim Sullins

Minutes approved by: Name