

**MEADOWS AT MORRIS FARM HOMEOWNERS ASSOCIATION
Teleconference Meeting Hosted by SFMC
November 12, 2020**

Minutes of Organizational Meeting

BOARD MEMBERS PRESENT:

- Dana Alexy
- Kim Sullins
- Tim Kirkpatrick
- Sunny Son
- Leon Davidson

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:

- Tracey Schaefer, Community Manager, SFMC

CALL TO ORDER: Ms. Alexy called the November 12, 2020, Meadows at Morris Farm Board of Directors' Organizational Meeting to order at 7:33 p.m.

APPROVAL OF MINUTES:

MOTION was made by Ms. Sullins, and SECONDED by Mr. Kirkpatrick, to accept the October 8 and October 22, 2020, Board Meeting Minutes as written. The motion passed unanimously.

REPORTS OF OFFICERS AND BOARD OF DIRECTORS:

RATIFICATION OF UNANIMOUS WRITTEN CONSENT IN LIEU OF A BOARD MEETING: The following motions were made to ratify previous unanimous board votes via email:

MOTION was made by Ms. Alexy, and seconded by Ms. Sullins, to ratify the unanimous Board vote of October 7, 2020, to waive \$700 in late fees for account #111002750. The motion passed unanimously.

MOTION was made by Ms. Alexy, and seconded by Ms. Sullins, to ratify the unanimous Board vote of October 20, 2020, to approve NV Pools' proposal to install an additional sunshade where the splash pad is currently located in the amount of \$23,024.27, to be funded from Capital Improvement Reserves. The motion passed unanimously.

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MOTION was made by Ms. Alexy, and seconded by Ms. Sullins, to ratify the unanimous Board vote of October 23, 2020, to approve the Virginia Waters & Wetlands renewal contract (2021-2023) for maintenance of the Barn Owl Ct. stormwater management pond. The motion passed unanimously.

MOTION was made by Ms. Alexy, and seconded by Ms. Sullins, to ratify the unanimous Board vote of October 29, 2020, to approve the 2021 budget with no change to the annual assessments. The motion passed unanimously.

MOTION was made by Ms. Alexy, and seconded by Mr. Davidson, to ratify the unanimous Board vote of October 29, 2020, to adopt the anti-discrimination policy as presented by legal counsel. The motion passed unanimously.

MOTION was made by Ms. Alexy, and seconded by Ms. Sullins, to ratify the unanimous Board vote of October 29, 2020, to approve the Greystone contract for replacement of the pool deck concrete in the amount of \$159,197, to be funded from Replacement Reserves. The motion passed unanimously.

Treasurer's Report/Budget: Ms. Alexy asked Ms. Schaefer to make sure the new Board members get copies of the financial statements.

ELECTION OF OFFICERS:

MOTION was made by Mr. Davidson, and seconded by Ms. Sun, to elect Ms. Alexy as President of the Meadows of Morris Farm Board of Directors. The motion passed unanimously.

MOTION was made by Ms. Sun, and seconded by Ms. Alexy, to elect Mr. Davidson as Vice President of the Meadows of Morris Farm Board of Directors. The motion passed unanimously.

MOTION was made by Ms. Alexy, and seconded by Mr. Davidson, to elect Ms. Sullins as Treasurer of the Meadows of Morris Farm Board of Directors. The motion passed unanimously.

MOTION was made by Ms. Sun, and seconded by Ms. Alexy, to elect Mr. Kirkpatrick as Secretary of the Meadows of Morris Farm Board of Directors. The motion passed unanimously.

MOTION was made by Mr. Davidson, and seconded by Ms. Alexy, to elect Ms. Sun as the Member At Large of the Meadows of Morris Farm Board of Directors. The motion passed unanimously.

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ADJOURNMENT: The meeting was adjourned by unanimous consent at 9:03 pm.

Respectfully submitted by Jennifer C DelVecchio, Recording Secretary