Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
January 14, 2021

BOARD MEMBERS PRESENT:
- Dana Alexy, President
- Leon Davidson, Vice President
- Kim Sullins, Treasurer
- Tim Kirkpatrick, Secretary
- Sunny Son, Member At Large

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:
- Tracey Schaefer, Community Manager, SFMC
- Darnell Robertson, Community Manager, SFMC
- Jennifer DelVecchio, Recording Secretary

I. CALL TO ORDER: Ms. Alexy called the January 14, 2021 Meadows at Morris Farm Board of Directors' Meeting to order at 7:03 p.m.

II. ROLL CALL/VERIFICATION OF QUORUM: Roll call was taken and the presence of a quorum was established. Due to the guidelines provided by the attorney, all decisions and motions made by the Board during this teleconference, must be unanimous. This decision follows the community's governing documents for email decisions and votes.

III. APPROVAL OF AGENDA:

MOTION was made by Mr. Kirkpatrick and seconded by Mr. Davidson, to approve the Agenda as submitted. The motion passed (5-0-0).

IV. APPROVAL OF MINUTES:

MOTION was made by Ms. Alexy and seconded by Ms. Sullins, to approve the minutes for the Board meeting on December 10, 2020, as presented. The motion passed (5-0-0).

VI. RESIDENT OPEN FORUM:

Resident expressed their concern regarding the local area car vandalism and thefts. Ms. Alexy informed the resident of the actions that the Board has taken. A newsletter will be sent out shortly to advise the community on ways to prevent these actions (lock your doors, make sure you're exterior lighting is working, etc.).

Resident also asked if signs in the yard need to be removed and asked if they were a violation of the HOA rules. Ms. Alexy advised that they were in violation of the HOA. In the past the Board has been fairly lenient. The signs became excessive this past year and complaints were received so the Board made the decision to enforce the HOA guidelines.

VII. **<u>FINANCIAL MANAGEMENT:</u>** Mr. Robertson advised that the financials for December were not received in time for this meeting. There were no issues for discussion at this time.

VIII. **<u>COMMITTEE REPORTS:</u>**

A. **<u>Activities Committee:</u>** Ms. Oister reviewed the turn out for the two previous "Movie Nights". Eggstravaganza and Food Truck Day are being discussed as upcoming events.

B. **<u>Pool Committee:</u>** The Pool Committee advised that the concrete proposal has been signed off on. A preliminary opening plan has been discussed but Covid implications are not know at this time. NV Pools advised that the sunshade is about 5 weeks out and should be ready by the end of February. Mr. Robertson will contact NV to get a more precise timeline for the sunshade installation which will affect the concrete installation.

Pool House Renovation: Two proposals have been received to renovate the Pool House to include a year round space for a full time community manager. Ms. Sullins laid out the requirements, budget and preliminary timeline for this project. The Board held discussions regarding this subject and will revisit this topic at the next Board meeting.

C. **<u>Grounds Committee:</u>**

Little Free Library: Ms. Onaron advised the Board of the costs associated with the Little Free Library. The costs range from $349.95 to $369.95 each plus the cost of the post which ranges from $80 - $150 depending on materials used (pine vs composite). The costs do not include installation. Mr. Robertson will provide more information and visuals in his next weekly report.

Site Plan Quote: Mr. Robertson advised the Board of the various site plans available and the associated costs for obtaining the plans for the community to keep for reference. The Board discussed the pros and cons of the issue. A decision is pending waiting further information from Mr. Robertson regarding the details of the site plans.

IX. **<u>UNFINISHED BUSINESS:</u>**

A. **PWC Trespassing Enforcement:** Ms. Alexy thanked Mr. Robertson for getting the community on the Prince William County Trespassing Enforcement program.

B. **Pool Fence Proposals:** The Board discussed the proposals received and requested Mr. Robertson obtain an additional proposal from Long Fence for the pool fence in addition to the Catbird SWM pond fence. The Board tabled this decision pending more information.

C. **Catbird SWM Pond Fence - Long Fence Quote:** Mr. Robertson presented the proposals and associated costs of the fence that Prince William County is replacing. If the county replaces the entire fence with galvanized fencing it will cost the county $34,000. If the community wants it to be black vs silver then the community will pay $3,000 to the county for the difference. The Board asked for alternate prices from fence contractors for split rail (as it is now) and aluminum similar to the pool fence. The split rail fence would cost approximately $25,000 and the county will not pay for it nor will they provide any future maintenance. The aluminum fence is very expensive at a cost of approximately $71,000. The Board discussed the different fence options. The Board wanted to try and reach out to the county one more time before making a final decision.

D. Tree Removal Proposals: Mr. Robertson had the arborist tag the trees pending removal for visual identification. The Board discussed and compared the four proposals received.

MOTION was made by Ms. Alexy and seconded by Mr. Kirkpatrick, to accept the proposal from Furr Trees in the amount of $8450.00 (with up to an additional 10% for additional stump removal) to remove 22 specific trees, with the proviso that the HOA's Arborist concur with the tree/stump removal. The motion passed (5-0-0).

X. NEW BUSINESS:

A. HLS Landscaping Enhancement Proposal: Ms. Sullins and Ms. Alexy walked the neighborhood with HLS Landscaping to discuss landscaping enhancements throughout the community. An additional landscape architect was asked to submit a proposal for these same enhancements. Mr. Robertson will work with the landscape architect to get a preliminary design to compare with HLS. More discussion and background work needs to be done before the Board can make a decision.

B. Security Proposals: The Board discussed the differences between the three proposals submitted. The expense for this type of service exceeds the budget by a significant amount. The Board did not want to implement this type of program without significant community involvement. The Board discussed the Neighborhood Watch Program and who was active in the community.

XI. <u>EXECUTIVE SESSION:</u> The Board moved into Executive Session at 9:05 p.m.

XIII. <u>ADJOURNMENT:</u> Meeting was adjourned by unanimous consent at 9:10 p.m.