Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
June 17, 2021

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

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:
- Darnell Robertson, Community Manager, SFMC
- Jennifer C. DelVecchio, Recording Secretary

I. CALL TO ORDER: Ms. Alexy called the June 17, 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.

III. APPROVAL OF AGENDA: Ms. Alexy asked to have the Approval of Stone Repair added to New Business.

MOTION: Motion was made by Mr. Davidson, and seconded by Ms. Alexy, to approve the Agenda as amended. The motion passed (4-0-0).

IV. APPROVAL OF MINUTES:

MOTION was made by Ms. Alexy and seconded by Mr. Davidson, to approve the Board Meeting Minutes for May 20 and June 3, 2021, as presented. The motion passed (4-0-0).

V. RATIFICATION OF PREVIOUS VOTES: Motions were made to ratify unanimous written consent email votes.

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sun, to appoint Michelle Ball to the Activities Committee. The motion passed (4-0-0).

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to approve purchasing Meadows at Morris Farm homeowner and resident access to the Glenkirk Estates community pool for $1,000, with the start date to be determined through to June 30. The motion passed (4-0-0).

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sun, to approve purchasing Meadows at Morris Farm homeowner and resident access to the Larry Weeks Pool not to exceed $4,000, with the stipulation that the association only pays for actual usage during the 2021 pool season. The motion passed (4-0-0).

VI. ASSOCIATION REPORTS:

A. President's Report: Ms. Alexy advised that the Board is currently acting as the Covenants Committee because there are not enough volunteers to stand up the committee independent of the Board. A screen shot of the status of the Architectural Applications that the Board has currently was displayed. Ms. Alexy advised the membership on the status of all aspects of the pool reconstruction project, completed and on-going landscaping projects, the Reserve Study, pet waste services, clean up of Storm Water Management Ponds, mailbox repairs for the courtyard cluster homes, a pending virtual meeting resolution, and a proposed plan for independent housing project for seniors.

B. Treasurer's Report: Ms. Sullins reviewed the May Financial statements, income and expenses. She also provided a quick overview of pool expenses and allocations.

C. Community Manager Report: Mr. Robertson asked for a clarification for two new trees being installed on the circles and advised of the installation.

VII. COMMITTEE REPORTS:

A. Pool Committee: Ms. Cusson didn't have anything to add to the President's report.

B. Grounds Committee: There were no committee members present to present a report. Ms. Alexy noted that there is some concern with some older trees and asked Mr. Robertson to check these areas specifically.

C. Activities Committee: Ms. Oister advised that there will be an outdoor movie night and food truck event on 25 June 2021. The remaining activities schedule will be provided to the Board for approval. The graduation signs will be removed the end of June.

D. Communications: Ms. Alexy is working on a newsletter. The Facebook page is getting good traffic. The website redesign is still in progress.

VIII. RESIDENT OPEN FORUM:

Mr. Gilchrist complained that people are using a common area adjacent to his home and encroaching on his property. He asked that the Association provide some sort of demarcation between the common area and private property. The Board advised him that they would discuss and provide a response to him at a later date.

Ms. Upddegraff, 14293 Ladderbacked Drive, asked about surplus and allocation of funds. Ms. Sullins answered her question.

IX. <u>FINANCIAL MANAGEMENT:</u> No issues to be discussed.

X. <u>UNFINISHED BUSINESS:</u>

A. Pool Deck Project Update: Ms. Alexy provided additional update on the pool fence.

B. 2021 Reserve Study: The Board is in the process of reviewing the revised report.

C. Grounds:

I. Landscape Master Plan Projects: The Board continues to work on this issue.

II. Storm Water Management Fence: Mr. Robertson advised that, as of now, there was no update on the Woodpecker-Catbird fence from the County.

III. Yellow Leg Easement Clearing Area Clean Up Proposal: This item is tabled until the Fall.

IV. Flicker Court Ponding Repair Recommendation and Proposal: Waiting until the fall due to seeding requirements.

D. Pool:

I. Pool Parking Lot Restriping: Tabled until after pool season ends.

II. Pool House Exterior Repair and Repainting: Tabled until after pool season ends.

III. Pool House Interior Renovation: Pending Board review of preliminary plans. Ms. Alexy asked Board members to complete by 1 July.

XI. <u>NEW BUSINESS:</u>

A. Appointment of Committee Members: None at this time.

B. Ratification of Pool Opening: No longer required due to COVID restrictions being lifted.

C. Grounds:

I. Pet Waste Company Proposals: Ms. Sun reviewed the current contract for pet waste removal. Three new proposals have been received from Doody Calls, Poop 911, and PoopScoop Troopers. Ms. Sun went through each of the proposals and compared them. The Board discussed adding four stations on Rollins Ford Road within the community parameters. The Board decided to add three new pet stations and asked Mr. Robertson to get some clarification and more detail on the proposal from Doody Calls. Once received they will move forward.

II. Pump House Easement Clearing and Common Area Damage Repair Proposals: A proposal was received from HLS but it was for the wrong area. Ms. Alexy asked that this item be tabled until a correct proposal can be received.

III. Stormwater Management Pond Cleaning Proposals (Ponds 661 & 863): A proposal was received from HLS, however, Ms. Alexy felt that it was for the wrong area. She asked Mr. Robertson to clarify with HLS and get a new proposal. Additionally, it was felt that the repair that is needed may be the County's responsibility and not the association's. Mr. Robertson is also working on getting additional quotes.

IV. FM Construction Stone Repair: The proposal received was for the pergola near the pool. Ms. Alexy spoke with Griffin Bennett and let him know that this was on-going. Mr. Robertson will obtain additional proposals and provide to the Board.

D. Reserve Projects:

I. Courtyard Mailbox Repair Proposals: Two proposal were received (from FM Construction, and Travis Tausier). The Board asked Mr. Robertson to get more clarification from the contractors regarding insurance, warranties, timeline, etc.

E. Virtual Meeting Updated Resolution: Ms. Alexy attended a webinar given by the attorney's office regarding the new laws being updated 1 July impacting the VA Property Owners Act. The virtual meeting and voting law will permanently allow associations and committees to meet virtually going forward. Additionally, it allows for electronic delivery of notices and documents with consent. The Board all agreed with the resolution.

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to approve the Virtual Meeting Resolution No 1-2021, as amended. The motion passed (4-0-0).

F. Senior Living Development: This issue was tabled to the next meeting.

XII. <u>EXECUTIVE SESSION:</u>

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to move into Executive Session at 9:29 pm. Motion passed (4-0-0).

XIII. RECONVENED:

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to move out of Executive Session and reconvene the regular Board meeting at 10:13 pm. Motion passed (4-0-0).

XIV. ADJOURNMENT: Meeting was adjourned by unanimous consent at 10:14 pm.