Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
July 15, 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/VERIFICATION OF QUORUM: A quorum having been established by the presence of Board members, Ms. Alexy called the July 15, 2021, Meadows at Morris Farm Board of Directors' Meeting to order at 7:03 p.m.

II. APPROVAL OF AGENDA: There were no changes made to the Agenda.

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

III. APPROVAL OF MINUTES:

MOTION was made by Ms. Alexy and seconded by Ms. Sullins, to approve the Board Meeting Minutes for June 17, 2021, as presented. The motion passed (4-0-0).

IV. RATIFICATION OF PREVIOUS VOTES: There were no email votes to ratify.

V. ASSOCIATION REPORTS:

A. President's Report: A screen-shot of the status of current Architectural Applications was displayed. Ms. Alexy thanked all of those involved for their efforts to finish the construction projects and open the pool. She informed the membership of other on-going projects and issues including Rollins Ford Park, rezoning applications for the local area that affect Morris Farm, as well as proposed road connections to the County's trail system. Ms. Alexy briefly reviewed the meeting agenda.

B. Treasurer's Report: Ms. Sullins reviewed the revised April and May financials as well as the June Financial report, income and expenses. She also provided an overview of expenses and allocations. Ms. Sullins advised the Board that Financial Advisors had made a recommendation to reinvest $150K into laddered CD accounts. This will be further addressed in tonight's agenda.

C. Community Manager Report: Mr. Robertson advised that he has reached out to obtain an update on the Senior Development Project but to date has received no response.

VI. COMMITTEE REPORTS:

A. Pool Committee: No report was presented.

B. Grounds Committee: Ms. Onaran had nothing to report at this time.

C. Activities Committee: Mr. Gillette reminded all that there was a movie night scheduled for July 16th. He had sent the Board a list of events.

D. Communications: Ms. Alexy is working with SFMC to finalize the website redesign. She is also working on another newsletter.

VII. RESIDENT OPEN FORUM:

Ms. Humphries 8966 Screech Owl Court reported a possible problem with chipmunks in her courtyard cluster under the concrete. Also noted an issue with not receiving her pool passes.
Mr. Robertson will work with her on this issue.

Mr. Costanza 8854 Screech Owl Court thanked the Board for their efforts to open the pool. Asked about revisiting the Adult Swim and inflatables in the pool. He also asked if the pool could be cleaned. The Board responded to his questions and gave him the basis for the current rules.

VIII. FINANCIAL MANAGEMENT: Ms. Sullins made the following motion based on Financial Advisors recommendation, dtd Jul 8, 2021.

MOTION was made by Ms. Sullins, and seconded by Ms. Alexy, to approve the Financial Advisors recommendation to reinvest $50K into a 12 month CD, $50K into a 24 month CD and another $50K into an additional 24 month CD. The motion passed (3-0-0).

IX. UNFINISHED BUSINESS:

A. Pool Renovation Project Update: Ms. Alexy stated that a punch list had been provided to the contractors involved and payment is being withheld until these issues have been fixed.

B. 2021 Reserve Study: Ms. Alexy asked the Board to review the report in advance of the budget workshop for planning purposes.

C. Grounds:

i. Landscape Master Plan Projects: The Board continues to work on this issue. The Board expressed the desire to have the Grounds Committee take the lead on this project and work with HLS designer to move this project along. Ms. Onaran will meet with the Board for specifics

ii. Storm Water Management Fence: No update from the County at this time.

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

iv. Flicker Court Ponding Repair Recommendation and Proposal: This item is tabled until the Fall due to seeding requirements.

D. Pool:

i. Pool Parking Lot Restripping: Tabled until after pool season ends.

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

iii. Pool House Interior Renovation: Loveless Porter submitted initial design and demo plans. Ms. Alexy will take the consolidated comments and go back to Loveless Porter. Ms. Sullins asked to see the invoice for this service.

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

A. Appointment of Committee Members: Several volunteers stepped up to join committees. The following motion was made to appoint them as stated.

> **MOTION was made by Ms. Alexy, and seconded by Mr. Davidson, to appoint John and Priya Sheriff to the Covenants Committee. Motion passed (4-0-0).**

> **MOTION was made by Ms. Alexy, and seconded by Ms. Sun, to appoint Pam Legette to the Communications and Activities Committees. Motion passed (4-0-0).**

B. Pool Issues: The impeller needed to be repaired. There was a request to install a basketball hoop on the deck at the side of the pool, as well as a white board and other options for communications regarding the pool. The Board discussed these issues.

> **MOTION: Motion was made by Ms Sun, and seconded by Mr. Davidson, to approve installation of a free-standing basketball hoop, and basketballs, at the pool, NTE $900.00. Motion passed (4-0-0).**

C. Grounds:

i. Pet Waste Company Proposals: Ms. Alexy thanked Ms. Sun for working with Doody Calls to coordinate the proposals and options for this service.

> **MOTION: Motion was made by Ms Alexy, and seconded by Ms. Sun, to approve the Doody Calls Pet Waste Proposal to purchase of four new pet waste stations, Option #2 at $279 each, with all stations to receive weekly service and not to include the park pool area clean-up. Motion passed (4-0-0).**

ii. Pump House Easement Clearing and Common Area Damage Repair Proposals: No response from the County has been received as of this meeting. This issue was tabled until a response is received.

iii. Stormwater Management Pond Cleaning Proposals (Ponds 661 & 863): A proposal was received from Virginia Waters & Wetlands for clearing debris and overgrowth from the large pond at the end of Yellow Hammer and Barn Owl. The Board discussed and tabled a decision of the large pond issue until further clarification can be received. Additional proposals were received from HLS and Howell Brothers to address the pond violations sanctioned by the County for Ponds 661 and 863.

> **MOTION: Motion was made by Ms Alexy, and seconded by Ms. Sullins, to approve the proposals received from Howell Brothers for clean up of Pond 661 and Pond 863 for $12,000.00. Motion passed (4-0-0).**

iv. Annual Inspections: The Board discussed the Annual Inspections and will have Mr. Robertson send out notification for the inspections to commence July 26, 2021.

D. Reserve Projects:

i. Courtyard Mailbox Repair Proposals: Two proposals were received (from FM Construction, and Travis Tauzier). The Board had questions for Mr. Tauzier, who attended the meeting. They want to get a more definite count of what is required before executing a contract.

ii. Stone Repair Proposals: Proposals were received from F&M Construction and Z&G Masonry. The Board asked Mr. Robertson to obtain two more proposals from a masonry company to compare since the two proposals received were so dramatically different.

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

> **MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to move into Executive Session at 8:46 pm. Motion passed (4-0-0).**

XIV. <u>ADJOURNMENT:</u> Meeting was adjourned by unanimous consent at 9:13 pm**.**