

**Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
August 19, 2021**

BOARD MEMBERS PRESENT:

- Leon Davidson, Vice President
- Kim Sullins, Treasurer
- Sonny Son, Member At Large

BOARD MEMBERS ABSENT:

- Dana Alexy, President

OTHERS PRESENT:

- Darnell Robertson, Community Manager, SFMC

I. CALL TO ORDER/VERIFICATION OF QUORUM: Roll call was taken and a quorum was established. Mr. Davidson called the August 19, 2021, Meadows at Morris Farm Board of Directors' Meeting to order at 7:02 p.m.

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

MOTION: Motion was made by Mr. Davidson, and seconded by Ms. Son, to approve the Agenda as written. The motion passed (3-0-0).

III. APPROVAL OF MINUTES:

MOTION was made by Ms. Sullins and seconded by Ms. Son, to approve the Board Meeting Minutes for June 17, 2021, as amended. The motion passed (3-0-0).

IV. RATIFICATION OF PREVIOUS VOTES: The following email vote was ratified:

MOTION was made by Mr. Davidson and seconded by Ms. Son, to ratify the previously approved vote to approve HLS irrigation repair quote totaling \$2,389.00 in addition to the HLS irrigation repair quote totaling \$3,291.00 from March 2021. The motion passed (3-0-0).

V. ASSOCIATION REPORTS:

A. President's Report: Mr. Davidson noted that the agenda had been changed to make things run a bit more smoothly. He displayed the status of the current ARC applications. He briefly reviewed the agenda items for this meeting.

B. Treasurer's Report: Ms. Sullins reported that she is in the process of reviewing the July Financial Statement. She provided status of operating cash, liabilities, current budget expenses, deficits, and reserves.

C. Community Manager Report: Mr. Robertson advised that the update on the Senior Development Project will be provided when he receives it. The new pet waste stations should be

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installed the end of next week. The pool punch lists have been provided to Greystone and Long Fence. Discussions of issues with the pump house easements; new committee members status, mailbox replacements, contract renewals, insurance renewal, and 2022 Reserve Projects for budgeting was held.

VI. COMMITTEE REPORTS:

A. Pool Committee: No report was presented.

B. Grounds Committee: No report was presented. Monarch Waystation Certification and Signage was discussed.

C. Activities Committee: No report was presented. Ms. Son noted that the Food Truck event will be the end of the month; Labor Day Barbecue will be on September 4; Fall Festival is October 10; and the Community Yard Sale is October 16.

D. Communications: Ms. Sullins asked for information from Mr. Robertson regarding most frequent resident comments/questions.

VII. RESIDENT OPEN FORUM:

Resident asked about the status of his request for approval of his home business. The Board answered his question.

VIII. FINANCIAL MANAGEMENT: Ms. Sullins advised the Board of the status of the ongoing budget planning sessions.

IX. UNFINISHED BUSINESS:

A. Grounds:

i. Landscaping Master Plan Project:

1. Catbird Trailhead Decision: No decision at this time.

ii. Stormwater Management Fence (Woodpecker/Catbird): Mr. Robertson reported that the vegetation had been removed from the fence and the area was ready for the new fence installation.

iii. Yellow Leg Easement Clearing/Area Clean Up Proposals: Tabled until Fall

iv. Flicker Court Ponding Repair Recommendation and Proposal: Tabled until Fall.

v. Pump House Easement Clearing - Common Area Damage Repairs: Mr. Robertson discussed this issue earlier in the meeting.

vi. Pond #863 Clean Up:

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1. Virginia Waters & Wetlands: Ms. Sullins advised that this expense needs to be considered in light of the current contract and it's impact on the current budget.

B. Pool:

- i. Pool Parking Lot Restriping:** Tabled until after pool season ends.
- ii. Pool House Exterior Repairs and Repainting:** Tabled until after pool season ends.
- iii. Pool House Interior Renovation:** Initial feedback has been received. Loveless Porter is working on schematics. Budget concerns will need to be addressed before this project moves forward.

C. Reserve Projects:

- i. Courtyard Mailbox Repair Update:** Mr. Robertson is waiting on FM Construction to provide a spreadsheet of work to be done and cost involved.

XI. NEW BUSINESS:

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

B. Credit Card Resolution: Legal provided a draft resolution. The resolution is under review at this time by the Board.

C. Annual Meeting Date Decision: The Board discussed and decided to hold the Annual Meeting on November 18, 2021.

D. Pool Issues:

- i. Pool House Decorative Beams:** Discussed earlier in the meeting. No resolution at this time.

E. Grounds:

- i. Irrigation Repair Proposal:** These proposals were approved via email and ratified earlier in the meeting.
- ii. Grounds Maintenance Contractor Proposals:** Mr. Robertson is working on getting proposals for Board review and consideration.

F. Reserve Projects:

- i. Stone Repair Proposals:** Proposals were received from F&M Construction and Z&G Masonry and Fairfax Construction. The Board discussed the proposals received. The Board tentatively approved the FM Construction proposal, however more specificity in the proposal is required before final approval.

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ii. 2022 Reserve Projects: Discussion with the Grounds Committee is required to finalize any projects for the 2022 Reserve Budget.

XII. EXECUTIVE SESSION:

MOTION: Motion was made by Mr. Davidson, and seconded by Ms. Sullins, to move into Executive Session at 8:10 pm. Motion passed (3-0-0).

MOTION: Motion was made by Mr. Davidson, and seconded by Ms. Sullins, to adjourn Executive Session at 8:25 pm. Motion passed (3-0-0).

XIV. ADJOURNMENT: Meeting was adjourned by unanimous consent at 8:25 pm.