

**Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
October 18, 2021**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:

- Darnell Robertson, Community Manager, SFMC

I. CALL TO ORDER/VERIFICATION OF QUORUM: Roll call was taken and a quorum was established. Ms. Alexy called the October 18, 2021, Meadows at Morris Farm Board of Directors' Meeting to order at 7:05 p.m.

II. APPROVAL OF AGENDA: Ms. Alexy requested the Eagle Scout project be eliminated from the Agenda under New Business.

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

III. APPROVAL OF MINUTES: Ms. Sullins noted a correction to the Board Members Present on the September draft minutes.

MOTION was made by Ms. Alexy, and seconded by Ms. Sullins, to approve the Board Meeting Minutes for September 16, 2021, as amended. The motion passed (4-0-0).

IV. RATIFICATION OF PREVIOUS VOTES: None

V. ASSOCIATION REPORTS:

A. President's Report: Ms. Alexy displayed the status of the current ARC applications. She reviewed the community events since the last Board meeting, as well as current projects and reserve projects. Ms. Alexy also advised that the Board is continuing work on next year's budget.

B. Treasurer's Report: Ms. Sullins reported that she is in the process of reviewing the September Financial Statement. She gave a preliminary review of funds status and noted that work continues on the 2022 Budget.

C. Community Manager Report: Mr. Robertson advised that the pet waste bins are still pending installation. A new representative for Doody Calls is in place. Repairs have been completed to the pump house. Greystone started their punch list and NV Pools asked for additional documentation. Have not heard anything back from Long Fence. The stone repairs have been

Meadows at Morris Farm Minutes of October 18, 2021 Board of Directors' Meeting

completed. An Annual Home Inspection schedule will be submitted shortly based on seasonal factors. He would also like to send out some general notifications to owners with the inspection schedule for informational purposes.

VI. COMMITTEE REPORTS:

- A. **Pool Committee:** A pool survey was sent out.
- B. **Grounds Committee:** Ms. Onaron did not have anything new to add at this time.
- C. **Activities Committee:** Ms. Son reported on the Fall Festival, Community Yard Sale, and the upcoming hay ride. Food Trucks end in November.
- D. **Communications:** Ms. Alexy reported that there has been development with the new website. The target date for launch is before the Annual Meeting. A new committee member will be helping in this area in the future.

VII. RESIDENT OPEN FORUM:

14404 Sharpshinned Drive - commented that he felt the location of the new pet waste station was too close to the sidewalk. He also thanked the Board and Committee Members for their efforts.

VIII. FINANCIAL MANAGEMENT: There was nothing additional to be discussed.

IX. UNFINISHED BUSINESS:

- A. **Grounds:**
 - i. **Landscaping Enhancements Project:** Tabled pending Grounds Committee recommendations.
 - ii. **Stormwater Management Fence (Woodpecker/Catbird):** The county has started the work on this project.
 - iii. **Pond Maintenance:** Ms. Sun reviewed the previous individual pond contracts and the new combined contract.

MOTION was made by Ms. Alexy, and seconded by Ms. Sun, to approve the combined contract with Virginia Waters and Wetlands for the Dry Pond (#661) and the Wet Pond (#863) for 2022-2024 not to exceed \$6,976.00 pending renegotiation of the increase. The motion passed (4-0-0).

- iv. **Little Free Library:** Waiting on purchase of the plexiglass for repair.
- B. **Pool:**
 - i. **Pool Parking Lot Restriping:** Tabled to coordinate with Asphalt Reserve Projects for 2022.

Meadows at Morris Farm Minutes of October 18, 2021 Board of Directors' Meeting

ii. **Pool House Exterior Repairs and Repainting:** The Board is exploring alternative solutions for these repairs.

iii. **Pool House Interior Renovation:** Tabled pending budget assessment and discussions.

iv. **Close Out Activities:** NV Pools has completed this action for the season.

C. Reserve Projects:

i. **Courtyard Mailbox Repair Update:** Two proposals have been received for this project.

MOTION was made by Ms. Alexy, and seconded by Ms. Sun, to approve the proposal from FM Construction, pending confirmation of mailboxes and mailbox clusters, and initial communication to homeowners, and the schedule from FM Construction for completion, in the amount of \$8,212.50. The motion passed (4-0-0).

D. Electronic Payment: A Resolution has been received from legal. The Board has not had time for review. This item was tabled pending further review.

X. NEW BUSINESS:

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

B. Draft Budget: Awaiting updates from FMC.

B. Pool Issues: A Repair/Maintenance recommendation list and proposal for the 2022 season was received from NV Pools. The Board is not ready to approve this pending the new pool maintenance contract for 2022. The contract for new plaster and other optional services, also fell under this same line of thinking.

C. Grounds:

i. **Eagle Scout Project:** This item was removed from the Agenda for tonight's meeting.

ii. **Catbird Common Area Trees:** Tabled until fall and budget assessment to determine if addressed in 2021 or 2022.

D. Association Contracts:

i. **Grounds Maintenance:** Mr. Robertson provided a comparison of three proposals received from HLS, Howell Brothers, and Buxus. The Board discussed the proposals.

MOTION was made by Ms. Alexy, and seconded by Ms. Sun, to approve the proposal from HLS for a three (3) year term. Contract price for 2022 and 2023 is \$137,184.00 and for 2024 is \$141,300.00. The motion passed (4-0-0).

Meadows at Morris Farm Minutes of October 18, 2021 Board of Directors' Meeting

ii. **Pool Management:** Mr. Robertson provided a comparison of three proposals received for pool management. The Board discussed the proposals. Mr. Robertson will go back and renegotiate the price of the contract if possible and ask for additional clarification.

iii. **Snow Removal:** Mr. Robertson provided a comparison of four proposals received for snow removal. The Board discussed the proposals.

MOTION was made by Ms. Alexy, and seconded by Ms. Sun, to approve the proposal from Snow Management Group. The motion passed (4-0-0).

iii. **Trash Removal:** Mr. Robertson received a proposal from American Disposal. The Board discussed the proposal. Mr. Robertson will get additional quotes and ask for changes from American Disposal.

F. 2022 Reserve Projects:

i. **Asphalt:** Emergency asphalt repairs to the alleyways was discussed. The Board will review the proposal, which was not received in time for inclusion in this meeting, and vote as soon as possible.

ii. **Pool House, Mushroom Water Feature, Doors, Windows, and HVAC:** Mr. Robertson provided a comparison of four proposals received. The Board discussed the proposals. This was tabled until further discussion of Pool House Renovation,

iii. **Pool Plaster, White Coat:** This was discussed previously in this meeting.

iv. **Landscaping:** Mr. Robertson received a proposal from HLS for Turf Renovation and Enhancement. The Board discussed and decided that this issue needed further consideration.

G. Annual Meeting: The Annual Meeting is scheduled for November 18, 2021. Ms. Alexy has reached out to see if Ms. Lawson is available to attend. The Board discussed gift give aways and other details of the upcoming meeting.

XI. NEXT BOARD MEETING: The next regular Board meeting will be December 16, 2021.

XII. EXECUTIVE SESSION: There was no need for Executive Session at this meeting.

XIII. ADJOURNMENT: Meeting was adjourned by unanimous consent at 9:21 pm.

DRAFT

Meadows at Morris Farm Minutes of October 18, 2021 Board of Directors' Meeting

APPROVED BY (signature):

DATE

PRINT NAME: