

Meadows at Morris Farm HOA Meeting

Thursday, May 19th, 2016

APPROVED

In Attendance:

Jeff Benson – President

Victoria Swanson – Vice President

Jonathan Catania – Treasurer

Sabrina Ramsey – Secretary

Absent: Dave Jones

Jeff Benson called the meeting to order at 7pm.

Old Business:

Minutes from April meeting:

- Item #7 to be changed from Peacock part to pocket park on Willet Way and Broadwinged Drive.
- Page 4 – under new business change to “wet pond”
- Item #9 – in Executive session, Jon motioned to approve, not Jeff who was not in attendance

With the above changes, Victoria motioned to approve the April minutes, Jon seconded. All in favor.4-0-1

Homeowner Forum:

Dean Smith, 8597 Sedge Wren:

- Concerned about common area on 8600 block on Sedge Wren
- Wants to know if HOA is responsible
- Mud is now washing into yards since all brush and trees have been cut out
- Jeff to follow up with CLS on this; request a proposal for improvements to this space (once confirmed this is HOA responsibility)
- Mr. Smith would like to see hydro seeding in this area

Chris Newman, 8816 Redtailed Court:

- Concerned about the land locked area behind his home (Barn Owl), looks terrible
- Snakes are becoming a problem due to lack of mowing
- Is VERY happy with service from L&N
- See other communities (Ellis Mills, Glenkirk Estates, ect) are still mowing and wants to understand why CLS is not

- Jeff Benson noted turf improvements is super expensive as we have looked into this in the past, but will request a quote from CLS on this to explore for these homeowners

Star McGowan, 8800 Barn Owl Court:

- Sent email to L&N about vandalism & trash in common area behind Barn Owl.
- Was told by L&N that we do not have a trash contract for this area
- Is concerned by the very tall dry grass/brush surrounding the pond
- Jeff suggested a community clean up by the homeowners (to include providing all supplies, beer, pizza and steak); Jeff queried the homeowners present and none volunteered to coordinate a clean-up effort.
- Jeff offered to look into a servicing company as well, however most homeowners in attendance were not interested in paying for this service.
- Jeff stated that he will follow up with CLS about this area, however he believes the brush is intentional to protect the pond.
- Ms. McGowan is concerned about the covenants; there are several basketball hoops out in the neighborhood and asked L&N to verify there are applications for all of these, and was modified via the covenants committee.
- Jeff informed Ms. McGowan there is no way to track this due to changes from different management companies over the years
- Ms. McGowan stated that the covenants committee has not been receiving violation reports consistently from L&N, received first comprehensive report from L&N in April of 2016.
- Ms. McGowan stated that once a modification has been made to a home and approved by the committee, covenants would like to go with L&N to inspect and make sure the modification is carried out exactly how it was proposed.
- Jeff did explain that we used to have a dedicated person from the management company that did this for, however the price became too expensive and we had to cut this from our budget.

Robert Keilman, 14286 Sharpshinned Dr.:

- Wants to know the budget for CLS and are we happy with them?
- Was told the budget is \$91K, just for maintenance yearly, and for the value the board is generally happy with what we pay them.
- Robert is not happy with the service and is sending referrals for landscaping to the board for review.

Charles Herzog, 14154 Catbird Drive:

- Is unhappy with landscaping; (specifically the Catbird island), needs to be weed whacked, bushes need trimming. Has looked at other spots in the neighborhood (entrance on Yellow Hammer) and feels this needs major improvements.
- There is a sidewalk crack on Catbird that has yet to be addressed and has not been able to get a response from L&N about this repair. Jeff stated that L&N should've acknowledged this and will address with them and move this item forward.
- Mr. Herzog stated that the community website is not "available"
- Mr. Herzog suggested an email distro list, and that communication is the biggest issue around the community
- Jeff asked for volunteer to run a website for the community, however no homeowners present volunteered. Jeff then asked Mr. Herzog to provide more ideas on how to fix this and the board will consider.
- Mr. Herzog stated he knew someone within the community that will run a website for Morris Farm; however that person was not present at the meeting.

Dana Timm, 14290 Sharpshinned Drive:

- Wanted to know how late fees, stop payments work with L&N?
- It was explained to Ms. Timm that payments are due the 1st of the month, however a grace period is given until the 10th of the month. At midnight on the 11th, any payment not received is assessed a late fee.
- Ms. Timm asked why Facebook is not used more as a communication channel.
- It was explained that Facebook is not official and under the advice of the attorney's, all official communication needs to go through the website

Charlie Phipps 14301 Broadwinged:

- Asked if they did not receive a statement, is it safe to assume their account is in good standing?
- It was explained to Mr. Phipps that all account statements were provided to homeowners with any balance due so if he did not receive one, his account is probably OK, however the best course of action is to reach out to L&N.

Brian Penatzer 9008 Woodpecker:

- Inquired about no solicitation signs for neighborhood could be explored. Jeff explained that this has been done in the past then shot down by homeowners, but would look into it again.
- Mr. Penatzer stated that he had emailed his pool pass application over a week ago and never received a response from L&N. He was asked to double check the spelling of the

email address he sent the application to, as he never received the auto response. If still not fixed after he checked, he would reach out to a board member for assistance.

Tom Cheng 14422 Broadwinged Dr:

- Suggested surveillance system for pool area and pool area parking lot since this seems to be the area most susceptible to vandalism.
- Jeff stated that the board would solicit RFP's to have it priced out.

At the conclusion of the homeowner forum, Jeff asked for volunteers as this is the recurring theme in the neighborhood. We need volunteers!

Sabrina reminded homeowners that ID **IS** required to pick up pool passes as there seemed to be some misinformation surrounding this item.

Homeowner forum concluded at 8:40pm.

Jeff Benson motioned to move into executive session at 8:48pm, Jon seconded.

Jeff motioned to move out of executive session at 9pm. Jon seconded.

Homeowner account #183-4369:

Jeff motioned to wave \$50 NSF fee. Jon seconded. All in favor. 4-0-1

New Business:

Board ratified (via email) landscaping contract to re-do entrance on south side (Yellow Hammer) and presented to Lynne with edits. The total cost is anticipated to be around \$59K

Bern contract modification seems to have been misplaced, however Jeff recalls approving this contract modification for additional \$4K. ***Jeff motioned to approve the \$4k berm***

contact extension. Victoria seconded. All in favor. 4-0-1

Victoria brought up park at Willet Way and Broadwinged to review signage that will be posted at park (warning signage). For a fee, the company is willing to place signs at Peacock Park and the park next to the pool. Board agreed that the signage is a good idea; however it needs to be done within the budget of \$45k. Victoria to update at next meeting.

Jeff motioned to end meeting at 9:10pm. Jon seconded.

Submitted by: Sabrina Ramsey – Secretary