Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
September 10, 2020

BOARD MEMBERS PRESENT:

- Dana Alexy, President
- Victoria Swanson, Vice President
- Kim Sullins, Treasurer
- Tim Kirkpatrick, Secretary

BOARD MEMBERS ABSENT:

- Kristy Byrd, Director

OTHERS PRESENT:

- Tracey Schaefer, Community Manager, SFMC
- Jennifer DelVecchio, Recording Secretary
- Jennifer Oister

I. CALL TO ORDER: Ms. Alexy called the September 10, 2020 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. Due to the guidelines provided by the attorney, all decisions and motions made by the Board during this teleconference, must be unanimous. This decision follows the community's governing documents for email decisions and votes.

III. APPROVAL OF AGENDA: Ms. Alexy requested that the Common Area Improvements be tabled.

MOTION was made by Ms. Alexy and seconded by Ms. Swanson, 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 Ms. Sullins, to approve the minutes for the August 13, 2020, and August 27, 2020 minutes as presented. The motion passed (4-0-0).

V. RATIFICATION OF UNANIMOUS WRITTEN CONSENT IN LIEU OF A BOARD MEETING:

MOTION was made by Ms. Alexy and seconded by Ms. Sullins to ratify the following unanimous written consent:

(August 17, 2020) To approve the Social Media Resolution dated August 13, 2020 as provided by Association Attorney, Erik Fox.

MOTION was made by Ms. Alexy and seconded by Mr. Kirkpatrick to ratify the following unanimous written consent:

(August 29, 2020) To accept American Disposal Systems 2020-2023 Solid Waste and Recycling Management Agreement as presented.

The motions passed (4-0-0).

VI. <u>RESIDENT OPEN FORUM:</u> There were no comments from residents.

VII. <u>FINANCIAL MANAGEMENT:</u> Ms. Sullins has been actively meeting with Ms. Schaefer for ongoing financial management. There were no issues for discussion at this time.

A. 2021 Draft Budget: Ms. Schaefer had provided the Board with an initial draft budget. The Board will review and continue discussion with Ms. Schaefer to finalize the budget. The Board reviewed upcoming contract renewals and briefly discussed with Ms. Schaefer.

VIII. <u>COMMITTEE REPORTS:</u>

A. <u>Activities Committee:</u> Jennifer Oister reported on the turn out for Movie Night. There was discussion to continue Movie Night in the future.

B. <u>Pool Committee:</u> Ms. Alexy updated the Board on the ongoing issues for concrete repair. Discussion ensued regarding comparing the contract proposals.

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

A. 2020 Season Close Out The Board discussed invoices received from NV Pools. The approval of the Maintenance Report was tabled until review is complete. The Board asked Ms. Schaefer to schedule a walk through of the pool with Kevin and members of the Board to confirm completion of items which have been invoiced.

B. Playground Inspection Update: Playground Specialist provided an invoice for items that have been completed. The Board has some concerns that they asked Ms. Schaefer to address with Playground Specialist.

C. Eagle Scout Project: Ms. Alexy will reach out to Mr. Bennett to find out the current status of this project. She will also ask him to keep Ms. Schaefer informed of his expenses and status of the project.

D. Catbird SWM Pond Fence Update: Ms. Schaefer advised the Board that there were no updates from the County at this time.

E. Design Guidelines: Tabled to the next Board meeting.

X. NEW BUSINESS:

A. HLS Weed Control: Ms. Schaefer is waiting for HLS to provide a proposal for maintenance of new areas added to the current contract. The specifics of weed control in the community were discussed.

B. ARC Applications: There were no ARC Applications for review.

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

MOTION was made by Ms. Alexy and seconded by Ms. Sullins, to adjourn into Executive Session at 7:59 p.m.. The motion passed (4-0-0).

XII. <u>RECONVENE:</u>

MOTION was made by Ms. Alexy and seconded by Mr. Kirkpatrick, to waive late fees for Account #1110055101 in the amount of $300.00 and waive the remaining $12.05 on the balance due. The motion passed (4-0-0).

XIII. <u>ADJOURNMENT:</u> Meeting was adjourned by unanimous consent at 8:08 p.m.