

**Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
April 16, 2020**

BOARD MEMBERS PRESENT:

Dana Alexy, President
Victoria Swanson, Vice President
Kim Sullins, Treasurer
Kristy Byrd, Director

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:

Tracey Schaefer, Community Manager, SFMC
Jennifer DelVecchio, Resident
Margaret Humphries, Resident
Chad Roach, Resident

CALL TO ORDER: Ms. Alexy called the April 16, 2020 Meadows at Morris Farm Board of Directors' Meeting to order at 7:07: p.m.

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.

APPROVAL OF AGENDA: The Meeting Agenda was reviewed with the following editions:

MOTION was made by Ms. Alexy and seconded by Ms. Swanson, to table the Catbird Drive Trailhead Landscaping Proposal and Committee Reports to the following Board Meeting. The motion passed (4-0-0).

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

APPROVAL OF MINUTES:

MOTION was made by Ms. Alexy and seconded by Ms. Sullins, to accept the April 1, 2020, meeting minutes as written. The motion passed (4-0-0).

RESIDENT OPEN FORUM:

Ms. Humphries inquired about the community Facebook page. Ms. Alexy advised that there is a community Facebook page, however it is not officially sanctioned by the Morris Farm HOA.

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The official website is morrisfarmhoa.com Ms. Humphries also inquired if there is a community effort to gather and make the pool ready for opening. Ms. Alexy advised her the HOA has a contractor that provides that service.

FINANCIAL MANAGEMENT: The March Financials were not available for review at this Board Meeting. Morgan Stanley made a recommendation to move \$150,000, currently being held in cash, to short-term laddered CDs. As rates improve the longer-term laddered strategy will be resumed.

MOTION was made by Ms. Sullins and seconded by Ms. Alexy, to accept the Morgan Stanley recommended short-term laddered CD investment strategy as follows:

\$50,000 for 90 days at 0.90%
\$50,000 for 6-months at 1.00%.
\$50,000 for 9-months at 1.10%.
\$50,000 for 12-months at 1.20%.
\$50,000 for 24-months at 1.35%.

The motion passed (4-0-0).

MANAGER UPDATE: Ms. Schaefer advised the Board that she had received an update from the Brightview representative relative to weed treatment and signs will be posted. Additionally, the pool fence has been repaired. A few pavers had to be removed around the fence posts and replaced with concrete. NV Pools also advised that they will start the pool opening process once the fence repair is complete.

COMMITTEE REPORTS: There was no committee business to report.

UNFINISHED BUSINESS:

A. Pool Concrete Replacement: The pool deck foundation appears to need repair with regard to the pavers. Ms. Schaefer met with JES Foundation Repair who advised that it was not the concrete that needed repair but that the pavers appear to be sinking. JES suggested that the pavers be re-laid. Ms. Schaefer will research companies that do paver work and provide information to the Board for decision.

B. CIS Covenants Inspections: The quote for Covenants Inspections, as well as the associated quote for Curb Appeal Inspections was not received in time for a final decision at this meeting. The Board will continue to review individually and also asked that the attorney review the proposed contracts.

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C. Pool Opening Preparations: The Board is still reviewing the amended resolution before sending for final review by the attorney.

D. Catbird Drive Trailhead Landscaping Proposal: This issue was tabled to the next Board meeting.

E. PWCSA Damage Issue: PWCSA is working toward a resolution. Ms. Schaefer will check with them again to get a status update.

NEW BUSINESS:

A. Brightview Proposals: The Brightview Landscaping representative made a comprehensive review of the tree maintenance that they recommend in the community. Several proposals were received based on this review.

MOTION was made by Ms. Alexy and seconded by Ms. Sullins, to accept the Brightview Landscaping Proposal SQ# 7180972 for tree removal in the amount of \$3,550.00 and table the remainder of these proposals to the next meeting. The motion passed (4-0-0).

B Playground Inspections: A review of the playgrounds was received from MTS Recreations. Ms. Schaefer will discuss with Mr. Smith, of MTS Recreations, what the next steps are for repair and correction. The Board will make a decision based on Ms. Schaefer's feedback.

C. ARC Applications:

a. 14021 Willets Way: After much discussion, the Board was unable to reach a unanimous decision regarding this ARC Application. Therefore, the Application was denied at this time.

b. 14273 Ladderback Drive: All Board members approved via email. Homeowner will be notified as soon as possible.

c. 14258 Ladderback Drive: All Board members approved via email. Homeowner will be notified as soon as possible.

a. 14271 Sharpshinned Drive: After much discussion, the Board was unable to reach a unanimous decision regarding this ARC Application. Therefore, the Application was denied at this time.

d. 8966 Screech Owl Court: All Board members approved via email. Homeowner will be notified as soon as possible.

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EXECUTIVE SESSION: Discussion and unanimous consent will be conducted via email per governing documents.

ADJOURNMENT: MOTION was made by Ms. Sullins and seconded by Ms. Alexy, to adjourn at 9:23 p.m. The motion passed (4-0-0).