

**Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
May 14, 2020**

BOARD MEMBERS PRESENT:

Dana Alexy, President
Victoria Swanson, Vice President
Kim Sullins, Treasurer

BOARD MEMBERS ABSENT:

Kristy Byrd, Director

OTHERS PRESENT:

Tracey Schaefer, Community Manager, SFMC	Margaret Humphries, Resident
Jennifer DelVecchio, Recording Secretary	Tim Kirkpatrick, Resident
Jennifer Oister, Activities Committee	
Jesse Lightfoot, Grounds Committee	
Allison Onaran, Grounds Committee	

CALL TO ORDER: Ms. Alexy called the May 14, 2020 Meadows at Morris Farm Board of Directors' Meeting to order at 7:18: 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. Sullins and seconded by Ms. Swanson, to add the Congratulations Graduate Sign to New Business. The motion passed (3-0-0).

MOTION was made by Ms. Swanson and seconded by Ms. Sullins, to approve the agenda as amended. The motion passed (3-0-0).

APPROVAL OF MINUTES: Ms. Alexy noted a correction to the April minutes header, and Ms. Schaefer requested that Jennifer DelVecchio's be identified as the Recording Secretary.

MOTION was made by Ms. Swanson and seconded by Ms. Alexy, to accept the April 1, 2020, meeting minutes as amended. The motion passed (3-0-0).

RESIDENT OPEN FORUM: There were no resident comments.

Meadows at Morris Farm Minutes of May 14, 2020 Board of Directors' Meeting

GUEST SPEAKER: Griffin Bennett introduced himself as a Life Scout trying to get his Eagle Scout status. He presented a comprehensive power point presentation on his proposal for his Eagle Scout project. This proposal is to install two benches and historical signs at two spots within the community. Mr. Bennett will provide his presentation to the Board via email for review and approval.

FINANCIAL MANAGEMENT: The April Financials were submitted to the Board for review.

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:

Grounds Committee: Catbird Trail Enhancements. Two proposals were received from Brightview Landscaping. The Board discussed the two different proposals. The Board asked the Grounds Committee to further review the proposals and come back to the Board with recommendations for their approval.

UNFINISHED BUSINESS:

A. Pool Paver Leveling: Three proposals were received for repairing the pavers. The Board discussed the proposals received. Ms. Schaefer met with all three contractors and received another proposal today. The contractors had varying opinions on what should be done to repair this area and what actually should be considered a trip hazard. The proposals also provided three different options 1) reset pavers; 2) replace pavers with concrete; 3) replace all the concrete. The Board decided to have another working session to address this issue and refine the scope of work. A tentative meeting date was scheduled for May 26th at 6:30 pm.

B. CIS Covenants Inspections: Based on the proposals received from CIS HOA Inspection Experts the Board decided not to move forward with CIS at this time.

C. Pool Opening Preparations: The Board asked that Ms. Schaefer send the current revisions and suggestions to the attorney for review. Pending review, the new rules will be published and distributed to residents as soon as possible. The Board will discuss the preparations around opening the pool in light of the COVID-19 restrictions. This discussion will take place at the special meeting on May 26th. The Board asked Ms. Schafer to draft an email to residents regarding the pool opening and the Special Meeting.

MOTION was made by Ms. Swanson and seconded by Ms. Alexy, to order an acrylic Sneeze Guard not to exceed \$150. The motion passed (3-0-0).

Meadows at Morris Farm Minutes of May 14, 2020 Board of Directors' Meeting

D. Catbird Drive Trailhead Landscaping Proposal: This was addressed during Grounds Committee discussion.

A. Brightview Proposals: The Board tabled all of the current pruning and tree removal proposals from Brightview until a Brightview representative reviews and assesses the trees on the north side of the community. The Board also asked Ms. Schaefer to request that Brightview prioritize the proposals or provide a strategy for maintaining the trees in the community and to get alternate proposals from another company.

E Playground Inspections: Ms. Schaefer reviewed the recommendations with the consultant to determine what the next steps should be. She received a proposal for the fixes to the playground on Brown Thrasher. from PlayMark. Playground Specialists will be forthcoming with a proposal for the Eagle playground equipment.

MOTION made by Ms. Swanson and seconded by Ms. Alexy to approve the proposal from PlayMark to make repairs to the playground at Brown Thrasher and Willet Way not to exceed \$500.00. The motion passed (3-0-0).

NEW BUSINESS

New Trash Can: Doody Calls provided a proposal to install a 20 gallon trash can near the pond for \$500 if the Board approves. The Board discussed this trash can and the location suggested. The Board decided not to install a trash can at this time.

Graduation Sign: The Board is looking at placing signs congratulating the 2020 graduates at the entrances to the community. Discussion regarding the type of signs, size, location and design ensued.

MOTION made by Ms. Alexy and seconded by Ms. Sullins to have three (3) signs printed to congratulate the Morris Farm graduates, not to exceed \$1,400.00. The motion passed (3-0-0).

Design Guidelines: There are a some revisions to be made. Ms. Schaefer advised the Board on the procedure for revising the Design Guidelines, approving them and distributing to home owners. This is a work in progress and will continue until completed.

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 into Executive Session at 9:38 p.m. The motion passed (3-0-0).