

**Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
July 09, 2020**

1. BOARD MEMBERS PRESENT:

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

2. BOARD MEMBERS ABSENT: None

3. OTHERS PRESENT:

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

4. CALL TO ORDER: Ms. Alexy called the July 09, 2020 Meadows at Morris Farm Board of Directors' Meeting to order at 7:01 p.m.

5. 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.

6. APPROVAL OF AGENDA: There were no amendments to the Agenda.

MOTION was made by Kim Sullins and seconded by Victoria Swanson, to approve the Agenda as written. The motion passed (5-0-0).

7. APPROVAL OF MINUTES: There were no corrections to the minutes of the June 11 and June 24, 2020. Board meetings.

MOTION was made by Kim Sullins and seconded by Victoria Swanson to approve the minutes for the June 11 and June 24, 2020, Board meetings as written. The motion passed (5-0-0).

8. GUEST SPEAKERS:

Brightview speakers were asked not to attend based on response to Board communication since end of May.

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

MOTION was made by Dana Alexy and seconded by Kim Sullins to ratify unanimous written consent, dated June 26, 2020, to approve proposals from Playground Specialists for repairs to the clubhouse and Peacock Park playgrounds totaling \$7,114.84. The motion passed (5-0-0).

MOTION was made by Dana Alexy and seconded by Kim Sullins to ratify unanimous written consent, dated June 30, 2020, to appoint the following homeowners to the following committees:

ACTIVITIES:

Xinia Rieu

GROUND:

Travis Tazier

Kacey Nicastro

Nelly Swonger

Art Toledo

POOL:

Brian Elingson

Katie Cusson

Dan Lanzo

The motion passed (5-0-0).

10. **RESIDENT OPEN FORUM:** No residents spoke at Open Forum

11. **FINANCIAL MANAGEMENT:** Financial statements for June 2020 were not provided prior to the meeting.

12. **COMMITTEE REPORTS:**

A. **Pool Committee:** n/a

B. **Grounds Committee:** n/a

(1) **Community Clean Up:** n/a

C. **Activities Committee:** n/a

13. UNFINISHED BUSINESS:

A. 2020 Pool Season - Discussion and Decision:

(1) **Phase 3 Opening:** The Board held an in-depth discussion regarding the pros and cons of opening the pool for the remainder of the 2020 pool season.

MOTION was made by Ms. Alexy and seconded by Ms. Sullins, to continue to keep the pool closed for the remainder of the 2020 pool season. The motion passed (4-0-1).

(2) **NV Pools Disinfectant Proposal:** No discussion was held.

(3) **Pool Concrete Replacement:** Tabled pending discussion between the Board and the newly established Pool Committee.

B. Eagle Scout Project: The Board has had discussion with Griffin Bennett regarding his Eagle Scout Project and it's benefit to the community. The Board will continue to work with Mr. Bennett to refine the cost and scope of the project and will approve with a pending email vote.

C. Landscaping:

(1) **Catbird Drive Trail Entrance Proposals:** Tabled pending further discussions between the Board, Management, and the Grounds Committee.

D. PWCPD 2019 Security Assessment: Tabled to next meeting.

E. Catbird Stormwater Management Pond Fence Replacement: Management advised the County that the community does not want a silver chain link fence. The County will also pay for the removal of the dog park fence.

F. Design Guidelines: Tabled to next meeting.

14. NEW BUSINESS:

A. Trailhead Shrub Removal Proposals: Previously discussed during Catbird Drive Trailhead discussion. Tabled pending further discussions between the Board, Management and the Grounds Committee.

B. Yellow Hammer Drive Landscaping Replacements and Watering: Ms. Alexy advised the Board of the basis for this issue. A decision was tabled pending further discussions between the Board, Management and the Grounds Committee.

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C. **Architectural Application Bundling:** Discussion was held with Management to come up with a solution to manage the amount of application requests to alleviate some of the Board's overload of work.

15. EXECUTIVE SESSION:

MOTION was made by Ms. Alexy and seconded by Ms. Sullins, to adjourn into Executive Session at 8:20 p.m.. The motion passed (5-0-0).

16. ADJOURNMENT: Meeting was adjourned by unanimous consent.