Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
October 8, 2020

BOARD MEMBERS PRESENT:

- Dana Alexy, President
- Victoria Swanson, Vice President
- Kim Sullins, Treasurer
- Kristy Byrd, Director (joined meeting at 7:43 p.m.)
- Tim Kirkpatrick, Secretary

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:

- Tracey Schaefer, Community Manager, SFMC
- Rob Gillette
- Jennifer Oister
- Allison Onaran
- Katie Cusson

Christi Jones

I. CALL TO ORDER: Ms. Alexy called the October 8, 2020 Meadows at Morris Farm Board of Directors' Meeting to order at 7:16 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:

MOTION was made by Ms. Alexy and seconded by Mr. Kirkpatrick, 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. Swanson, to approve the minutes for the September 10, 2020 meeting 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 consents:

- MOTION: (September 21, 2020) "To accept the payment plan proposal and waive the late fees accrued between March 2020 and September 2020 in the amount of $175 for account #111000511."
- MOTION: (September 28, 2020) "To approve the proposal to increase HLS' contract to mow the monthly pipeline areas on the 7-10-day frequency for 2021."
- The motions passed (4-0-0).

V. RESIDENT OPEN FORUM: Ms. Oister made a suggestion regarding adding Little Free Libraries to the community. Ms. Alexy noted that the Board would take the idea under consideration and take the conversation offline for additional discussion.

VII. FINANCIAL MANAGEMENT:.

A. **Financial Statements.** Financial statements to be provided when available.
B. **Reserve Advisors 2021 Reserve Study Update Proposal.**
   - MOTION: "To accept the Reserve Advisors proposal for a reserve study with site visit in the amount of $3550."
   - Motion passed (4-0-0)
C. **2021 Budget:** Tabled.

VI. COMMITTEE REPORTS:

A. **Activities Committee Report/Budget**
   - Poll for October 30 drive-in movie night
B. **Pool Committee Report/Discussion**
   - Concrete deck replacement. BoD agreed to the following next steps:
     - Explore full deck replacement, including fence and new sun shade
     - Pool Committee to get new fence quotes
     - Meet with NV Pools and Greystone for discussion of project management

- Interior redesign/renovation. Received update from Ms. Katie Cussion re: initial contact with architectural designers

C. Grounds Committee Report/Discussion. Board agreed to continue exploring proposals for master landscape designers for consideration in 2021.

D. Appointment of committee chairs.

- MOTION: "To appoint Brian Ellingson and Katie Cusson as Pool Committee co-chairs."
- Motion passed (5-0-0)

IX. UNFINISHED BUSINESS:

A. Pool:

- 2021 Season repair and maintenance proposal/scheduling of walk-through with NV: motion tabled until walk through
- POD storage for furniture ($209/month on site storage).
  - MOTION: "To approve temporary (POD) storage on site on/about November 1 for approximately 6 months."
  - Motion passed (5-0-0)

B. Annual Meeting

- Call for candidates to go out 10/9
- Proxy notice to go out with instructions for how it needs to be filled out in the next couple of days
- Tracey to do an email with some accomplishments and send to Dana for a slide presentation

C. Eagle Scout Update: Researching stone and sign vendors. Looked at pergola to include it in the proposal. Language for sign to come to the Board and work to begin in the next month.

D. Catbird SWM Pond Fence Update. No update.

X. NEW BUSINESS:

- Snow Removal Contract:
  - MOTION: To approve the Snow Removal Contract as presented
  - Motion passed (5-0-0)
- HLS Tree Removal Proposal:
  - MOTION: To approve the tree removal proposal as presented with stipulation to receive proposal to replace trees in 2021 and Catbird median trees that BrightView removed in 2020
  - Motion passed (5-0-0)
- ARC Applications

XI. EXECUTIVE SESSION:

- Entered Executive Session at 9:04 pm
- Ms. Swanson left the meeting at 9:10 pm.
- Exited Executive Session at 9:14pm
- MOTION: To not pursue account #4147508 for remaining balance; approve closure of the account and write off remaining balance.

- Motion passed (4-0-0)

X. **ADJOURNMENT:** Meeting was adjourned by unanimous consent at 9:15 pm.