

**Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
April 15, 2021**

BOARD MEMBERS PRESENT:

- Dana Alexy, President
- Leon Davidson, Vice President
- Kim Sullins, Treasurer
- Sunny Son, Member At Large

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:

- Darnell Robertson, Community Manager, SFMC
- Jennifer DeVecchio, Recording Secretary

I. CALL TO ORDER: Ms. Alexy called the April 15, 2021 Meadows at Morris Farm Board of Directors' Meeting to order at 7:00 p.m.

II. ROLL CALL/VERIFICATION OF QUORUM: Roll call was taken and the presence of a quorum was established.

III. APPROVAL OF AGENDA: Ms. Alexy requested the following items be added to the Agenda: Ratification of previous motions adding Retained Earnings motion, landscaping proposal for seven roundabouts, F & M Construction ratification, pool landscape clean up proposal, Sign-Up Genius discussion, pre-season meeting with pool staff.

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sun, to approve the Agenda as amended. The motion passed (4-0-0).

RATIFICATION OF PREVIOUS VOTES:

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sun, to approve the add-ons for the pool deck renovation project. The motion passed (4-0-0).

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sun, to approve the financial advisor's recommendation to reinvest \$50K of cash holdings into a 12 month CD and \$50K into a 24 month. The motion passed (4-0-0).

MOTION: Motion was made by Ms. Sullins, and seconded by Mr. Davidson, to move \$130,490.00 from Member's Equity (also known as Retained Earnings) into the Replacement Reserves Fund. The motion passed (4-0-0).

IV. APPROVAL OF MINUTES:

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MOTION was made by Mr. Alexy and seconded by Mr. Davidson, to approve the minutes for the Board meeting on March 18, 2021, as presented. The motion passed (4-0-0).

VII. RESIDENT OPEN FORUM:

Resident at 14104 Flicker Court asked about the land erosion issue at the back of his property. The Board is working with HLS to determine a solution and provide a proposal to correct the issue.

VIII. FINANCIAL MANAGEMENT: The March financials were not received in time for discussion at this meeting.

IX. PRESIDENTS REPORT: No update from Jeanine Lawson's office with regard to the SWMF

X. COMMITTEE REPORTS:

A. Pool Committee: Ms. Cusson has put together a procedural document for the 2021 pool season. The Board will review the document and make any editions before disseminating to the homeowners. This document will be a supplement to the standard pool regulations addressing the requirements to be in compliance with the COVID regulations.

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to approve purchase of Sign-Up Genius Gold Level package not to exceed \$150.00. The motion passed (4-0-0).

B. Grounds Committee:

1. Flicker Court Ponding Issue: HLS will be making a recommendation on this issue. Mr. Robertson will be soliciting other proposals and recommendations.

2. Service Authority Easement: Mr. Robertson advised that the Service Authority comes to clean up this area every 5-7 years. The last time they came they left the debris and rubbish in place. The Service Authority stated that it is not their responsibility to clear that debris/refuse. Mr. Robertson will obtain quotes for a vendor to clean up that area.

C. Activities Committee: Ms. Rieu gave an update on the Food Truck Event. There will be two food trucks - one truck will provide donuts and the other is from Ashton Family Restaurant. She proposed April 30 as the event date. The event will be sent out via email blast and also posted on the webpage.

D. Communications: Ms. Alexy is working on website. Member log-in is in process.

XI. MANAGEMENT UPDATE:

A. Pool Deck Project Update: There have been some weather and permit delays. The concrete is planned to be poured next week. NV Pools has sent a request out to be submitted to them regarding the renovations.

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B. Trash Bins: Mr. Robertson advised the Board that a significant number of residents are leaving bins out. He will send out notifications, and violations if necessary

C. Maintenance repairs: Asphalt repairs, and other repairs are in the process of getting quotes.

XII. UNFINISHED BUSINESS:

A. Pool Deck Renovation Project: In addition to Mr. Robertson's comments in his Management Report, Ms. Alexy advised that the baby pool fence needs to be replaced. This may delay the baby pool use for a few weeks.

B. 2021 Reserve Study: Ms. Alexy has sent some comments back to Reserve Advisors. She asked the Board members to get their comments to her as soon as possible.

C. Landscape Beautification Projects:

1. Seven Round-Abouts: Proposal was received from HLS for the cleanup and replacement plants of the seven round-abouts in the community.

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson to approve the HLS proposal for clean-up and replacement plants for the seven round-abouts in the amount of \$9,730.00. The motion passed (4-0-0).

2. Master Landscape Design Project: Discussion continued regarding this on-going project. Ms. Onaron offered to walk around with the HLS designer to see which projects could be done this fall.

D. Doody Calls: No update at this time from Doody Calls regarding placement of new pet waste stations. Mr. Robertson will get competitive bids and recommendations

E. Little Free Library Installation: Mr. Robertson received a quote for \$50 per unit to install the Little Free Library posts. After discussion with the Board, the following motion was made:

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sun, to ratify the decision to approve the proposal from F&M Construction for \$50.00 per unit to install The Little Free Libraries. The motion passed (4-0-0).

F. Ground Maintenance: The pending Eagle Scout Project was reviewed. In addition to the benches included in the Eagle Scout project, there are seven (7) other benches that need attention. A proposal was received from F&M Construction to repair/repaint the 7 benches in addition to the verandas and fences at the entrances to the trails.

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson to approve the proposal received from F&M Construction for \$11,500.00 for repair and

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repainting of the verandas, fences and benches at the trail entrances. The motion passed (4-0-0).

G. Storm Water Management Fence: No updates at this time.

H. ARC Applications: _New ARC applications came in today and will be reviewed by Tuesday.

XIII. NEW BUSINESS:

A. Tree Replacements: Arborists made recommendations for tree replacements. This is an on-going issue and will continue to be discussed as developments occur. Mr. Robertson will get quotes for purchase and planting of trees P1-P4 plus the two in the round-about.

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sun, to approve the HLS proposal for \$936.00 to remove overgrown hollies and inkberry bushes at the entrance to the pool. Motion passed (4-0-0).

XIV. EXECUTIVE SESSION:

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to move into Executive Session at 9:14 pm. Motion passed (4-0-0).

XV. RECONVENED:

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to move out of Executive Session and reconvene the regular Board meeting at 10:09 pm. Motion passed (4-0-0).

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to deny the request for a payment plan and that the judgment in place stands for Account #1110046401. Motion passed (4-0-0).

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to approve the request to waive two late fees for Account #1110045011. Motion passed (4-0-0).

XV. ADJOURNMENT:

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to adjourn the Board meeting at 10:10 p.m. The motion passed (4-0-0).