MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, January 11, 2022
7:00 pm

Agenda

I. CALL TO ORDER

II. ROLL CALL/ESTABLISH QUORUM

ROLL CALL/ESTABLISH QUORUM Roll call was taken and a quorum was established. Ms. Alexy called the January 11, 2022, Meadows at Morris Farm Board of Directors' Meeting to order at 7:00 p.m.

III. RESIDENT OPEN FORUM

RESIDENT OPEN FORUM Each homeowner present may express their concerns for up to three (3) minutes. Members of the board may give a brief response.

a. No residents present

IV. ADMINISTRATIVE BUSINESS FOR DISCUSSION

a. **Pool House Interior Renovation - Architectural Services**

- Board members discussion on allocation of funds. Reserve fund allocation confirmed.
- Level 1 - Construction Documents Phase
  - All in support of moving forward and spending the remaining $11K of the initial phase. The intent is for the $11K to come from Replacement Reserves.

MOTION by Dana Alexy to approve Level 2, NTE $6,000 without further discussion. Second by Sunny Son. The motion passed (4-0-0).

  - Discussion to ensure funds are earmarked to utilize for this purpose.

MOTION Amendment by Kim Sullins to approve Level 2, NTE $6000 without further discussion and vote by the Board, stipulating that the funds be allocated from Replacement Reserves. Seconded by Doug Allen. The motion passed (4-0-0).

  - **ACTION**: Holly to invite Loveless Porter to the February Board Meeting.
- Level 3 - Tabled

b. **Pool Management Contract**

- NV Pools standing firm on pricing.
- Discussion related to history and Erik's proposed edits. Board asks revisions be sent back to OCCS for their response.
- **ACTION**: Holly to send the edits to the contract to OCCS, advise them we are meeting on Tuesday, January 18 and prefer to finalize then.

c. **2021 Annual Inspection** Keep track of what had been observed in 2021, but start over with the violations not previously sent and anything new Holly finds as she comes up to speed.

d. **Maturing CDs:**

MOTION by Kim Sullins to reinvest Association funds into CDs in a laddered strategy as follows:

- **$50,000 for 12-months**
- **$50,000 for 24-months**
- **$50,000 for 36-months**
- **$50,000 for 48-months**

Seconded by Doug Allen. The motion passed (4-0-0).

e. **2022 Budget**

- **ACTION**: Kim to look up invoice numbers for emailed items of interest to send to Holly, validate operations vs. reserve expenses.

V. **EXECUTIVE SESSION**

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to move into Executive Session at 8:21pm. Motion passed (4-0-0).

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Son, to adjourn Executive Session at 9:17 pm. Motion passed (4-0-0).

MOTION made by Ms. Alexy to counter as our attorney proposed and give him room to do what he needs. Seconded by Mr Davidson. Motion passed (4-0-0).

VI. ADJOURNMENT Meeting was adjourned by unanimous consent at 9:18 pm.