

**Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
January 18, 2022**

BOARD MEMBERS PRESENT:

- Dana Alexy, President
- Sunny Son, Vice President
- Kim Sullins, Treasurer
- Leon Davidson, Secretary (joined at 5:05 pm)
- Douglas Allen, Member at Large

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:

- Holly Gibson, Community Manager, SFMC

- I. **CALL TO ORDER:** Ms. Alexy called the January 18, 2022 Meadows at Morris Farm Board of Directors' Meeting to order at 5:04 p.m.
- II. **ROLL CALL/VERIFICATION OF QUORUM:** Roll call was taken and the presence of a quorum was established.
- III. **APPROVAL OF AGENDA:**

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sun, to approve the Agenda as presented. The motion passed (4-0-1).

IV. **RATIFICATION OF UNANIMOUS WRITTEN CONSENT:**

None needed

V. **APPROVAL OF MINUTES:**

Minutes will be provided in a separate email

VI. **PRESIDENTS REPORT:** Nothing to report

VII. **COMMITTEE REPORTS:**

A. Pool Committee: Nothing to report

B. Grounds Committee: Nothing to report

Meadows at Morris Farm Minutes of January 18, 2022 Board of Directors' Meeting

- C. Activities Committee:** Mr. Gillette shared that the committee is meeting to discuss 2022 events and dates.
- D. Communications:** Ms. Alexy shared that the redesigned website is days away from being ready to go live and communications sent to homeowners.

VIII. MANAGEMENT UPDATE:

- A.** Pool concrete project punch list items are still being completed.
- B.** The community manager will be provided background and actions related to purchasing replacement plexiglass and repairs to Peacock Park library. Grounds Committee member, Mr. Tazier offered to help with replacements as needed.

IX. RESIDENT OPEN FORUM:

- Resident thanked the Board for his architectural application approval.
- Resident inquired about a tree replacement for a removed tree along Ladderbacked Drive and Rollins Ford Road.

X. FINANCIAL MANAGEMENT:

- A. Investment, reserve, or capital improvement decisions (if necessary)**
Ms. Sullins asked Ms. Gibson for updates on upcoming investments and cash flow.
- B. 2021 Financials Close Out**
 - a. Ms. Gibson said the December 2021 financials are ready, and she will send them out tomorrow morning.

XI. UNFINISHED BUSINESS:

- A. Grounds:**
 - a. Landscaping Enhancement Projects (*tabled pending Grounds Committee recommendations*)
- B. Pool:**
 - a. Pool Parking Lot Restriping (*Tabled to coordinate with Asphalt Reserve Projects in 2022*)
 - b. Pool House Exterior Repairs and Repainting (*Tabled until after 2022 pool season ends*)
 - i. Pool house decorative beams (storm damage from August) are being researched and will provide information when it becomes available.
 - c. Pool House Interior Renovation Architectural Services - approved motion to move forward with Loveless-Porter level 2 services at the administrative meeting on January 11, 2022
- C. Reserve Projects:**

Meadows at Morris Farm Minutes of January 18, 2022 Board of Directors' Meeting

- a. Courtyard Mailbox Repair updated proposals (*tabled until affected homeowners Town Hall conducted*)

D. Electronic Payment

- a. Prepaid MasterCard discussion

MOTION was made by Ms. Alexy and seconded by Ms. Son, to approve the resolution pending Ms. Sun's final review. The motion passed (5-0-0).

XII. NEW BUSINESS:

A. Appointment of Committee Members (*if applicable*) none presented at this meeting

B. Pool:

- a. **Pool House Phone and Internet Service** – alternative pricing packages are being researched and will be presented for further discussion or decision in February or March.

C. Grounds:

- a. **Stormwater Management Ponds** (tabled pending meeting between Ms. Gibson and PWC)
- b. **Eagle Scout Project - Trail sign repairs, replacements, and additions**—Mr. Davidson discussed this with Mrs. Bennet. Mrs. Alexy will follow up in an email to Mr. Bennet and the Scout.
- c. **Catbird common area trees (dead/dying) homeowner request for removal** (*tabled for review of tree removal proposals and discussion for replacement approach*)
- d. **HLS Proposals for removal of remaining trees**

D. Pet Waste Station:

- a. **Peacock Park Can Replacements**

MOTION was made by Ms. Alexy and seconded by Ms. Sullins, to approve the replacement of two pest waste receptacles as recommended for \$889.50 and ask them to straighten the posts of all stations as needed, allocated against reserves line item 4.820. The motion passed (5-0-0).

E. Reserve Projects:

- a. **2022 Reserve Projects:** Tabled until further information is available
- b. **Landscaping:** Tabled pending Grounds Committee recommendations

XIII. EXECUTIVE SESSION:

Meadows at Morris Farm Minutes of January 18, 2022 Board of Directors' Meeting

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins, to move into Executive Session at 5:57 pm. Motion passed (5-0-0).

Ms. Sun left the meeting at 6:37 pm.

XIV. RECONVENED:

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Sullins to move out of Executive Session and reconvene the regular Board meeting at 5:57 pm. Motion passed (4-0-1).

XV. ADJOURNMENT:

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Allen, to adjourn the Board meeting at 7:00 p.m. The motion passed (4-0-1).