MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, February 8, 2022
7:00 pm

BOARD MEMBERS PRESENT:
• Dana Alexy, President
• Sunny Son, Vice President
• Kim Sullins, Treasurer
• Leon Davidson, Secretary
• Douglas Allen, Member at Large

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:
• Holly Gibson, Community Manager, SFMC

I. CALL TO ORDER

II. ROLL CALL/ESTABLISH QUORUM
Roll call was taken and a quorum was established. Ms. Alexy called the meeting order at 7:01 p.m.

III. 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.

- Resident asked about the alley disrepair. Mr. Allen captured the location on a map.

IV. ADMINISTRATIVE BUSINESS FOR DISCUSSION

A. **New Grounds committee volunteer.**
   Ms. Alexy abstained from voting

MOTION by Ms. Sullins, seconded by Ms. Son to appoint Dan Alexy to the Grounds Committee. The motion passed (4-0-1).

B. **Spring Newsletter Content**
   a. Discussion re: content to include, drafting content for the website, and using email to drive people to the info on the website
   b. The website is ready, looking to do a 'soft launch' and then communicate news about it. Discussion re: sending the drafted postcard to Holly for sending to homeowners notifying them of the new/updated communication channels.

C. **Datacenter/Digital Overlay Communications**
   a. Communication-related, there has been a great deal of information related to the new data centers. Discussion re: around how to handle as the information comes in related to it. Right now, not looking to forward the information out to everyone as it does not appear to have a direct impact on the community.
   b. Discussion re: the possibility of having a volunteer follow the issue at some point to advise if the projected impact could/will become more direct

D. **Irrigation Map Feedback**

    a. Discussion around the work by Mr. Tauzier's volunteer efforts to map the placement of the irrigation system at the request of the Board. Initial feedback to be provided.

E. **Trash options for future contract reduction**
    a. Discussion re: the upcoming trash collection contract. Premature at this time (current contract has almost two years left). Tabled until an undetermined later date.

F. **2021 Financial Closeout Update**
    a. Ms. Sullins gave information related to the close-out of the 2021 numbers.
    b. ACTION: Regarding the amount of cash we keep in money markets, what is the minimum amount the Association should keep at all times (i.e., what level should we not fall beneath with withdrawals)?

G. **Morgan Stanley maturing CDs (separate email)**
    a. ACTION: Morgan Stanley to provide a chart of the laddering strategy.

MOTION by Ms. Sullins, seconded by Mr. Allen: To reinvest $50,000 maturing on 2/22/22 and $50,000 maturing on 3/15/22 into 36- and 48-months respectively. The motion passed (5-0-0).

H. **2022 Budget**
    a. Mr. Allen reviewed what he and Ms. Sullins met over and discussed related to the funding cycles, budget, sources, and use of funds.

I. **Revised Architectural Guidelines**
    a. Discussion around reviewing this and getting input.

V. EXECUTIVE SESSION

MOTION: Motion was made by Ms. Alexy, and seconded by Mr. Davidson, to move into Executive Session at 8:19 pm. Motion passed (5-0-0).

MOTION: Motion was made by Ms. Alexy, and seconded by Ms. Son, to adjourn Executive Session at 9:22 pm. Motion passed (5-0-0).

MOTION made by Mr. Allen to remove the trees as proposed by HLS. With an action to have a plan for replacement of trees within 60 days. Seconded by Ms. Sun. Motion passed (5-0-0).

MOTION made by Mr. Allen to approve pool agreement with maximum limit insurance cost to Association as discussed with OCCS. Seconded by Ms. Alexy. Motion passed (5-0-0).

VI. ADJOURNMENT   Ms. Alexy made a motion to adjourn the meeting at 9:23, Mr. Sun seconded, All approved.