

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

I. CALL TO ORDER

Meeting called to order at 7:01 pm

II. ROLL CALL/ESTABLISH QUORUM

All Board members are present.

III. APPROVAL OF AGENDA

MOTION: Ms. Alexy makes a motion to amend the agenda. Ms. Son seconds. All voted Aye.

IV. APPROVAL OF MINUTES

Tabled approving past meeting minutes until board members get a chance to review.

V. ADMINISTRATIVE BUSINESS

A. Townhall Meeting Discussion:

- ***Ms. Sullins and Ms. Alexy to finalize communication and date for town hall.***

B. Minutes Recorder:

- ***We will continue to do ourselves & see if an HOA member may be willing to do this.***

C. Parking/Towing:

- ***Management will continue enforcing.***

D. Violation Procedures – Due Process Checklist

- ***Management looking into what other communities do, and looking for documentation on what our community has done in the past.***
- ***Discussed the logistics of the notifications and hearings.***

E. Yard Waste

- ***Management planning to send alerts.***

VI. ASSOCIATION REPORTS

A. President's Report - ***none***

B. Treasurer's Report - ***none***

C. Activities Committee - ***none***

D. Grounds Committee - ***Ms. Son provided an update***

VIII. 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. ***No residents had discussion items***

X. Landscaping & Grounds

A. Gravel Pile

- ***Management to reach out to the two nearby homes, if there is no additional information, then we will touch base before how to have it removed.***

<Guest Speaker>

***** Aaron Dean from OCCS joined and met the Board. He gave a background on the organization and answered some questions.**

Storm Water Drain & Ponds

- **Discussion on what needs to be done and each of the proposals. Desire to become compliant and want to ensure that we have a path to continue staying within compliance.**
- **Management revisit with contractors for comparison with violation report.**

MOTION Ms. Alexy made motion to approve the HLS, Song Sparrow (\$362, proposal #8096). Ms. Sullins seconded, all in favor, Aye.

Pet Waste Station

MOTION Ms. Son made a motion to approve the two waste bag stations total of \$158, to come out of the Replacement Reserves. Ms. Sullins seconded. All in favor, Aye

Trail Signs (Eagle Scout Project)

- **Ms. Alexy asked for an updated presentation at the March meeting.**

Peacock Park

- **Glenkirk Elementary PTO requested use of Peacock Park for annual 5k run. Ms. Sun will let them know tha.**

Playground

- **Discussed Peacock Park graffiti removal & playground inspections, and doing some repairs/long-term maintenance.**
- **Management will get proposals for Timbers and the mulch.**

MOTION Mr. Allen made a motion to approve the Metro Recreation Inc. proposal #2571 for \$1050 to inspect the equipment at all three parks. Ms. Alexy seconded, All Approved, Aye.

MOTION Mr. Allen made a motion to have graffiti removed by Playground Specialists, for \$200, part of proposal # 25681A, Ms. Sullins seconded. All Approved, Aye.

- **Doug discussed the level of disrepair on the northside of the HOA.**

Pool White Coat

- **When Management gets the proposals and timelines, they will be put together and will give a recommendation.**

Pool House Renovation

- **Loveless Porter is working on proposals and they will come to the March 8th or 22nd meeting to discuss the process and how they expect things to proceed.**

Pool House Beams

- **Holly has met with several contractors and we expect to get fairly different proposals from each of them.**

OCCS Pool Management

- **Went over several of the pool items during the intro with OCCS.**

XI. EXECUTIVE SESSION

MOTION Ms. Alexy made a motion to go into Executive Session at 9:35 pm, Ms. Son seconded. All approved, Aye.

MOTION Ms. Alexy made a motion to End Executive Session at 9:58 pm, Mr. Allen seconded, all approved, Aye.

XII. ADJOURNMENT -

MOTION Ms. Alexy made a motion to deny the waiver request for Account #11100063701, Mr. Allen seconded, All approved, Aye

MOTION Dana made a motion to adjourn at 9:59 pm, Ms. Sun seconded. All approved, Aye.