

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
August 23, 2022

BOARD AGENDA

I. CALL TO ORDER at 7:05 pm

II. ROLL CALL/ESTABLISH QUORUM

Dana Alexy, President
Sunny Son, Vice President
Kim Sullins, Treasurer
Doug Allen, Director (joined at 7:21 pm)

III. APPROVAL OF AGENDA

MOTION by Ms. Alexy and seconded by Ms. Sullins to approve the agenda as amended. All in favor.

IV. APPROVAL OF MINUTES

MOTION by Ms. Sullins and seconded by Mr. Allen to approve the July 2022 Board minutes. All in favor. Ms. Alexy abstained. MOTION PASSES.

V. ADMINISTRATIVE / OPERATIONAL BUSINESS

A. Due Process Policy Resolution – **(Old Business – February 2022 – ACTION REQUIRED)**
MOTION by Ms. Alexy and seconded by Ms. Son to approve the updated Due Process Policy Resolution. All in favor. MOTION PASSES.

B. Due Process Checklist – **(Old Business – February 2022 – ACTION REQUIRED)**

C. Annual Inspections – **(Old Business – Awareness – ACTION REQUIRED)**

D. Committee Member Appointment – **(New Business – ACTION REQUIRED)**

MOTION by Ms. Alexy and seconded by Ms. Son to approve Ms. Kelly Hayes to the Activities and Pool Committee. All in favor. MOTION PASSES.

Email Alerts – **(New Business – Board Direction Requested)**

E. ARC Guidelines – **(Old Business – Board Project)**

F. Assessment Analysis – **(Old Business – Board Project)**

G. Debit Card Reload – **(New Business – Board Discussion)**

I. ASSOCIATION REPORTS

- A. President's Report
- B. Treasurer's Report
- C. Activities Committee
- D. Grounds Committee
- E. Pool Committee
- F. Communications Committee

VII. FINANCIAL MANAGEMENT – **(As Of July 31, 2022)**

A. Total Operating Cash was \$162,351 against liabilities of \$105,351. Of the liabilities amount, \$54,191 represents Prepaid Owner Assessments.

- B. The PNC Debit Card balance total is \$267.
- C. Owner Receivables, including unpaid assessments and late fees, totals \$14,216.
- D. Association Investments total \$1,503,280 with Reserves booked at \$1,471,385.
- E. Total Operating Expenses Year-to-Date is \$3,719 under budget. Total Operating Income Year-to-Date is \$1,354 under budget.
- F. As of July 31, 2022, the Association had an un-audited deficit of \$5,252 as compared to a budgeted deficit of \$7,617.

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.

II. LANDSCAPING, GROUNDS & IRRIGATION

A. Proposals (**Old Business – Awareness**)

- a. Catbird Trail – Rock Border (**Old Business – Awareness**)

B. General Maintenance at Peacock Park and Pool House – (**Old and New Business – Awareness**)

- a. Verandas at Peacock Park
- b. Missing picket on the deck at Peacock Park
- c. Broken Light at Sharpshinned Entrance to Peacock Park

C. Backflow Preventer Inspections – (**New Business – Awareness – ACTION REQUIRED**)

D. Entrance Landscape Maintenance – (**New Business – Awareness**)

E. Tree Removal – Screech Owl and Peacock Park – (**New Business – Awareness**)

I. PLAYGROUNDS – (**Old Business – Awareness and ACTION REQUIRED**)

A. Repairs and Mulch – Pool House and Peacock Park (**Old Business – Awareness – ACTION REQUIRED**)

MOTION by Ms. Alexy and seconded by Mr. Allen to approve the Peacock Park proposal as presented. All in favor. MOTION PASSED.

Pool House mulch proposal is tabled until after determining the Peacock Park mulch is done properly and the estimate of 30 cubic feet is accurate (seems very high).

B. Graffiti Problems (**New Business – Awareness**)

II. ASPHALT/CONCRETE WORK – (**Old and New Business – Awareness**)

A. Courtyards (**New Business – Awareness**)

B. VDOT Meeting (**New Business – Awareness**)

I. POOL – (**Old Business and New Business – Awareness – ACTION REQUIRED**)

A. Pool – Extended Hours September 2nd – (**New Business – 2022 – ACTION REQUIRED**)

MOTION by Ms. Sullins and seconded by Ms. Son to approve extended pool hours (to open at noon and close at 8 pm) for September 2, 2022 not to exceed \$300. All in favor. MOTION PASSES.

- B. Pool Management for 2023 – ***(New Business – 2022 – Awareness)***
- C. Pool House Renovation – Loveless Porter – ***(Old Business – 2021 – Board Discussion – ACTION REQUIRED)***
- D. Pool Whitecoat – ***(Old Business – 2022 – Awareness)***

II. EXECUTIVE SESSION

MOTION by Ms. Alexy and seconded by Ms. Son to enter Executive Session at 9:19 pm. All in favor.

- a. Collections
- b. Violation Inspection Report
- c. Homeowner Communication
- d. Personnel

MOTION by Ms. Alexy and seconded by Mr. Allen to exit Executive Session at 9:47 pm. All in favor.

XVI. ADJOURN

MOTION by Ms. Alexy and seconded by Ms. Son at 9:48 pm. All in favor.