

**MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

Tuesday, January 10, 2023

7:00 pm

BOARD MEETING MINUTES

I. CALL TO ORDER at 7:02 pm

II. ROLL CALL/ESTABLISH QUORUM

Members Present:

Sam Stover, Vice President

Doug Allen, Secretary (joined at 7:06)

Kim Sullins, Treasurer

Sunny Son, Director at Large

Members Absent: Briann Glascock, President

Holly Gibson, Community Manager, SFMC

III. RESIDENT OPEN FORUM

Homeowner residing at xxxxx Parula Way requested Board attention on the fact that he is being assessed at the rate for alley homes, but his home does not have driveway access to an alley (he has a driveway entry from a state-owned street). Board committed to reviewing the situation and will ask Holly to follow-up with the homeowner.

IV. BUSINESS FOR DISCUSSION

(Note: Contract or proposal general parameters and services discussion only)

A. Board Collaborative Tool – SharePoint – Discussion - 5-10 Minutes – Tabled

B. Waiver for January Late Fees

MOTION by Ms. Sullins, seconded by Doug Allen, to suspend January 2023 late fees for all homeowners. Vote: 4-0-0. Motion passed.

C. Maturing CDs

MOTION by Ms. Sullins, seconded by Ms. Son, to approve the recommendation of the Association's financial advisor to reinvest Association CDs in a ladder strategy as follows:

- \$50,000 into an 18-month CD
- \$100,000 into a 24-month CD
- \$100,000 into a 36-month CD

Vote: 4-0-0. Motion passed.

DISCUSSION: ACTION – Holly to follow up with the financial advisor for a recommendation for reinvesting (or not, based on pool house renovation

balance due) the CD that matured in December 2022. We will add any reinvestment decision for that CD in January Monthly Meeting.

- D. Trailhead Sign Update
- E. Pool House Update

MOTION by Ms. Sullins, seconded by Mr. Allen, to approve the change order to add five electrical outlets to the pool renovation plans, in the amount of \$1500. Vote: 4-0-0. Motion passed.

MOTION by Mr. Allen, seconded by Mr. Stover, to allocate a budget for the community manager to purchase office furniture and equipment in the amount of \$6000, with line-item expenditures less than \$1000 each without Board approval, with the stipulation to present a line item listing of purchases at each Board meeting until end of project. Vote: 4-0-0. Motion passed.

- F. ARC Guideline Revision – Tabled

- V. EXECUTIVE SESSION: *(Note: Contract or proposal pricing and performance issues discussion)*

MOTION by Ms. Sullins, seconded by Mr. Stover, to enter into Executive Session at 19:55. Unanimous consent.

- A. ARC Applications, if any
- B. End of Year Write Offs
- C. Pool House Electrical Outlets
- D. Woodpecker Court – Common Area Tree Removal

Seeking bids to remove trees for consideration in the second meeting of January 2023.

MOTION by Mr. Allen, seconded by Ms. Sullins, to exit Executive Session at 8:06 pm. Vote: 4-0-0. Motion passes.

MOTION by Ms. Sullins, seconded by Ms. Son, to write off December 2022 year-end write-offs in the amount of \$26.09 for the homeowner accounts attached. Vote: 4-0-0. Motion passed.

- VI. ADJOURNMENT

Motion to adjourn at 8:09 by Mr. Allen, seconded by Ms. Sullins. Unanimous consent.