

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

Tuesday, November 8, 2022

7:00 pm

Agenda

- I. CALL TO ORDER at 7:02 pm
- II. ROLL CALL/ESTABLISH QUORUM

Dana Alexy, President  
Sonny Son, Vice President  
Kim Sullins, Treasurer  
Doug Allen, Director at Large  
Leon Davidson, Secretary

- III. RESIDENT OPEN FORUM

- IV. BUSINESS FOR DISCUSSION

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

- A. Pool Management:

**MOTION by Ms. Alexy, seconded by Ms. Son, to approve the Crystal Aquatics proposal for 269 weekly hours (at \$97,000 for 2023), contingent upon contract review and approval by both parties. Vote: All in favor. 5-0-0.**

Discussion: Paragraphs 23 and 27 are specifically at issue.

- Paragraph 23: Adjust language to specify a 30 day window minimum to alert Association to substantive price or condition changes (re: the November 1 cancellation deadline).
- Paragraph 27: Language should specify that insurance costs are a defined amount, e.g., if the increase is over \$x or y% of the annual contract price in effect

- B. Pool White Coat:

**MOTION by Ms. Alexy, seconded by Mr. Allen, to approve the Crystal Aquatics proposal for pool white coat in the amount of \$62,000 as presented. Vote: All in favor. 5-0-0.** Note: this expenditure is coded for Replacement Reserves.

- C. Pool Security Cameras:

Discussion: Review of one proposal for security cameras. Board was generally in favor of installing security cameras at the pool house and parking area.

Additionally, look into trail cams for Peacock Park (get more specific guidance from Association Attorney due to the nature of the park). Ensure to include appropriate signage in proposals. Next steps: get additional quote(s); get PWCPD recommendations for systems, chain of custody, evidentiary considerations. Holly to check on whether the community is still in the No Trespass Program.

D. Pool Committee Appointment

**MOTION by Mr. Allen, seconded by Ms. Sullins, to appoint Ms. Dana Alexy to the Pool Committee, effective November 16, 2022. Vote: 4-0-1.**

E. Budget:

**MOTION by Ms. Alexy, seconded by Mr. Allen, to approve the 2023 budget as presented. Vote: All in favor 5-0-0.**

**MOTION by Ms. Alexy, seconded by Ms. Sullins to transfer \$60,000 from the Capital Improvements Reserve to the Replacement Reserve fund for the interior pool house renovation project. Vote: All in favor. 5-0-0.**

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

MOTION by Ms. Alexy, seconded by Ms. Sullins , to enter Executive Session at 8:49 pm. Vote: All in favor. 5-0-0.

MOTION by Ms. Alexy, seconded by Mr. Allen, to exit Executive Session at 9:08 pm. Vote: All in favor. 5-0-0.

VI. ADJOURNMENT Motion by Ms. Alexy and seconded by Mr. Allen to adjourn at 9:08 pm. All in favor. 5-0-0.