

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

Tuesday, March 14, 2023

7:00 pm

Board Meeting Minutes

I. CALL TO ORDER at 7:03 pm

II. ROLL CALL/ESTABLISH QUORUM

Members Present:

Briann Glascock, President

Sam Stover, Vice President

Kim Sullins, Treasurer

Members Not Present:

Doug Allen

Holly Gibson, Community Manager, SFMC

III. RESIDENT OPEN FORUM

- Homeowner (xxxxx Grackle Court) re: deck installed in 2015; no paperwork on file.
- Activities Committee member present for questions regarding paying for activities charges and which Board members to have on communication (emails); miscellaneous questions.

IV. COMMUNITY MANAGER UPDATES

- A. Pool Packet (**Awareness**)
- B. Pool House Renovation (**Awareness**)
- C. Mulch/Bench Painting/Maintenance (**Awareness**)
- D. VDOT Project Spring 2023 (**Awareness**)

V. BUSINESS FOR DISCUSSION

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

A. Board and Committee Recruitment (**Action**)

MOTION by Ms. Glascock, seconded by Ms. Sullins, to appoint Lora Beth Smayda to the vacant Director-at-Large position. All in favor. 3-0-0.

B. Pool Plaster and Coping Stone Renovation **(Action)**

MOTION by Ms. Sullins, seconded by Ms. Glascock, to approve the Crystal Aquatics proposal to replace the coping stones for the main pool area in the amount of \$16,800. Vote: All in favor. 3-0-0.

MOTION by Ms. Sullins, seconded by Ms. Glascock, to approve the Crystal Aquatics proposal 1255, not to exceed \$6500. All in favor. 3-0-0.

C. Annual Inspection – 2023 **(Discussion)**

D. ARC Guideline Revision – Pages 13 – 20 **(Discussion)**

MOTION by Ms. Glascock, seconded by Ms. Sullins, to move into Executive Session at 9:02 pm. All in favor. 3-0-0.

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

A. ARC Applications, if any **(Discussion)**

B. Violation – HO Correspondence/Request **(Discussion)**

C. Personnel **(Awareness)**

MOTION by Ms. Glascock, seconded by Ms. Sullins, to exit Executive Session at 9:15. All in favor. 3-0-0.

MOTION by Ms. Sullins, seconded by Ms. Glascock, to approve the request by homeowner at (xxxxxx Blue Heron Way) for an extension of window replacement, not to exceed May 1, 2023.

MOTION by Mr. Stover, seconded by Ms. Sullins, to approve the request by homeowner at xxxxx Grackle Court for her deck improvement and porch based on information provided of previous application, contingent upon confirmation that the improvements are in accordance with the Design Guidelines. All in favor. 3-0-0.

VII. ADJOURNMENT

MOTION by Ms. Glascock, seconded by Mr. Stover, to adjourn at 9:25 pm. All in favor. 3-0-0.