

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

Tuesday, April 11, 2023

7:00 pm

ADMIN MEETING MINUTES

I. CALL TO ORDER at 7:02 pm

II. ROLL CALL/ESTABLISH QUORUM

Members Present:

Briann Glascock, President

Doug Allen, Secretary

Kim Sullins, Treasurer

Lora Beth Smayda, Director at Large

Sam Stover, Vice President (joined at 8:19 pm)

III. RESIDENT OPEN FORUM

- Homeowner (Screech Owl Court) inquired about the timelines for reviewing architectural applications.
- Homeowner (Ladderbacked Drive) inquired about applying for a sign to be placed on the lot for a home-based business. Advised to submit an application for Board review. Also asked whether they would need approval to extend the driveway and install an inground basketball hoop. Advised that yes, requires an application.

IV. COMMUNITY MANAGER UPDATES

A. Maintenance Projects **(Awareness)**

- Discussion whether to do a “day rate” for several minor maintenance projects. Holly to seek the quotes.

B. American Disposal Contract Expiration **(Awareness)**

- Holly to get proposals for Board to review in May.

V. BUSINESS FOR DISCUSSION

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

A. Board Recruitment **(Action)**

Action postponed to April 25th Board meeting.

B. ARC Guideline Revision – Pages 21 – 30 **(Discussion)**

C. Financial Overview **(Awareness)**: Presentation from outgoing Treasurer

D. Reserve Study Tutorial **(Awareness)**: Postponed

E. Peacock Park Trailhead Cameras **(Discussion – Action)**: Postponed to April 25th

F. Tot Lot Mulch (**Discussion – Action**)

MOTION (Glascock Moved/Sullins seconded) to accept Proposal 18165 for \$5927.00 to maintain the playground mulch. APPROVED.

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

MOTION (Glascock moved/Smayda seconded) to enter executive session at 20:48. APPROVED.

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

MOTION (Glascock moved/Sullins seconded) to exit Executive Session at 8:55 pm. APPROVED.

VII. ADJOURNMENT

MOTION (Allen moved/Sullins seconded) to publish the newsletter, lifeguard recruitment flier, and community maintenance inspection postcard as prepared by the communications committee. APPROVED.

MOTION (Glascock moved/Sullins seconded) to adjourn at 8:57. APPROVED.