

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

Tuesday, May 9, 2023

7:00 pm

ADMIN MEETING MINUTES

I. CALL TO ORDER. 7:03 PM

II. ROLL CALL/ESTABLISH QUORUM

III. RESIDENT OPEN FORUM

- A. Victoria Swanson – South side near traffic circle on Yellow Hammer. Repeated calls on vehicles at the bus stop. The landscaping is interfering with driver line of sight and is jeopardizing students exiting the bus.



1. Painting curbs?
2. Signs.
3. Police patrol during bus drop off times.

IV. COMMUNITY MANAGER UPDATES

A. General Maintenance Projects (**Awareness**)

1. 4.5 - 5 hours consumed. 3 hours still available.

B. Master Policy Package Renewal (**Discussion – Action**)

1. Provided a comparison spreadsheet.
(MMF - Insurance Spreadsheet 2023-2024.xlsx)
MOTION: Moved Alderman, Second Glascock: Accept the Puffenbarger Insurance Financial company plan to acquire insurance policies:
 - a) Business Owners: Nationwide Policy Number:
ACPBP013096671322
 - b) Crime: Great American Insurance Policy Number: SSA-392-56-74-01866-09
 - c) Commercial Umbrella: Greenwich Policy Number: PPP7487425
 - d) Directors & Officers: CNA Insurance Companies Policy Number:
618680535
 - e) Workers Compensation (10/20/2023-10/20/2024): Pennsylvania Manufacturers Association Policy Number: 2022010939710YThe effective dates are 6/1/2023 – 6/1/2024 for a Total Premium for all Coverages of \$15,082. This is funded under account number 7280.
APPROVED

C. Trash Contract Renewal (**Discussion**)

1. Current rate is \$13.79 for Townhouses and \$19.10 for Single Family per month per household. New rates are likely to double.
2. One vendor offered one day per week
3. Proposal gathering underway
4. Decision needed by August, 2023–08-01

V. BUSINESS FOR DISCUSSION

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

A. Irrigation Repairs and Proposals – HLS (**Discussion – Action**)

MOTION: Glascock/Smayda: Approve the HLS proposals 18942, 18943, and 18944 for irrigation repairs for a sum of \$2,464. **APPROVED**

B. Tree Removal – Catbird Retaining Wall – HLS (**Discussion – Action**)

MOTION: Glascock/Stover: Approve the HLS proposal 18973 for \$625 funded under account 1925 Tree Maintenance. **APPROVED**

C. Pool Cleaning Proposals (**Discussion – Action**)

D. Pool Supply Room Fire Extinguishers – HMS Fire Extinguishers (**Awareness – Action**)

MOTION: Allen /Stover: Approve the HMS Fire Extinguisher proposal, dated 4/27/23, for the amount not to exceed \$565.00 funded by general maintenance. **APPROVED**

E. Pool Vending Machines Outlet Proposal – True Power (**Discussion – Action**)

MOTION: Allen/Glascock: Move to approve the Electrical Services Proposal from True Power Electrical Services, dated 5/3/2023, for an amount of \$875, funded under account number 9999 for Reserve Pool Renovation. **APPROVED**

F. Pool Interior Décor Proposal (**Discussion – Action**)

MOTION: Glascock/Smayda: Approve the funding of the Pool Committee for an amount of \$1,364, funded by account number 9999 for Reserve Pool Renovation. **Tabled.**

G. ARC Guideline Revision – Fence **(Discussion)**

Board recommends that SFMC send applications when received.

H. **Furniture Cleaning**

MOTION: Glascock/Stover: Move to approve the Pool furniture cleaning from Eagle Maintenance, dated 2023-05-09, for an amount not to exceed \$320, funded under account number 9110 for General Maintenance. **APPROVED**

I. **Pool House Pressure Washing**

MOTION: Allen/Glascock: Move to approve the Pool house washing (front porch area only) from Eagle Maintenance, dated 2023-05-09, for an amount not to exceed \$320, funded under account number 9110 for General Maintenance. **APPROVED**

MOTION: Glascock/Smayda: Motion to enter executive session: 8:57 pm. **APPROVED**

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

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

B. HO – Ladderbacked Drive – Morris Farm Green Space **(Awareness – Action)**

C. HO – Blue Heron Way – Violation Charges Waiver Request **(Awareness – Action)**

MOTION: Glascock/Smayda: Motion to exit executive session: 9:20 pm. **APPROVED**

VII. ADJOURNMENT

MOTION: Allen/Glascock: Motion to apply ½ the violation charges for Blue Heron Way. **APPROVED**

MOTION: Glascock/Smayda: Motion to adjourn: 9:21 pm. **APPROVED**