

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

Tuesday, June 13, 2023

7:00 pm

BOARD MEETING MINUTES

- I. CALL TO ORDER (7:02)
- II. ROLL CALL/ESTABLISH QUORUM
 - A. Attendees: Stover, Smayda, Alderman, Allen (7:15), Gibson
 - B. Residents: Chair of Pool Committee (Katie Cusson)
- III. RESIDENT OPEN FORUM
- IV. COMMUNITY MANAGER UPDATES
 - A. General Maintenance Projects (**Awareness**)
 - B. PWC Dry Pond Update (**Awareness**)
 - C. Geico Check Update (**Awareness**)
- V. BUSINESS FOR DISCUSSION

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

 - A. Vending Machine Contract (**Discussion – Action**)
 - 1. Motion: Stover/Smayda – Move to accept the Vending Machine Contract from our current vendor. **Approved.**
 - B. Proposal for Tree/Limb Removal at 14123-14133 Catbird – HLS (**Discussion – Action**)
 - 1. **Motion:** Stover/Smayda – Accept HLS proposal #19167 in the amount of \$2,059.86. **Approved.**
 - C. Pool Issues
 - a. Radios, Positioning, Lifeguard and Slide Coverage (**Discussion – 15 Minutes**)
 - 1. Asking Crystal Aquatics about the use of Radios/Cell phones
 - 2. Asking Crystal Aquatics to evaluate the position of the Guard Stands
 - b. Slide Participation Regulations – Proposed by Crystal Aquatics (**Discussion – Action – 15 Minutes**)
 - 1. Swimming tests/requirements.
 - 2. Need rules clarifications.
 - 3. Need observers during periods of high occupancy. (1:25 coverage)
 - 4. Reviewed PWC and our signage.
 - 5. Pool Passes discussion covered:

- a) Old residents
 - b) Swim test
 - c) Consent forms
 - d) Bands
 - e) Photos
 - 6. Lifejacket considerations
 - 7. Historic rules to be sent by Holly
 - 8. Break is last 15 minutes of every hour.
 - c. Pool Repair – CAT Controller ORP Probe (**Awareness – Action**)
 - 1. **Motion:** Allen/Alderman. Under Line 9302, move to purchase the CAT Controller ORP Probe from Crystal Aquatics, Proposal #1306, for \$403.70. **Approved.**
 - d. Pool Interior Décor Proposal (**Discussion – Action**)
 - 1. Motion: Smayda/Allen. Under the Pool Renovation Budget, we accept the décor’ proposal from Ms. Alexy of the HOA Pool Committee, excluding the changing room decorations, for a total of \$816 plus tax and shipping. **Approved.**
 - e. Chlorine Cost Increase from Crystal (**Awareness**)
 - 1. Contracted expenditure
 - f. Women’s Door Closure Replacement (**Discussion – Action**)
 - 1. **Motion:** Smayda/Allen. Under Line 9110, move to purchase the \$250 for door repair from Eagle Maintenance. **Approved.**
 - g. Pool Signs (**Discussion – Action**)
 - 1. **Motion:** Stover/Alderman. Under Line 9110, we move to purchase from Fast Signs two replacement signs for an amount not to exceed \$300 plus taxes. **Approved.**
 - a) Maximum Bather Load: Main Pool: _____. Wading Pool: _____.
 - b) Wading Pool: No Guard on Duty. Adults Must Supervise Children. Maximum Age: 6 years old.
 - h. New Mats for Bathrooms (**Discussion – Action**)
 - 1. Table: Allen/Smayda: Unanimous Consent.
 - i. Shower in Men’s Bathroom (Discussion – Action)
 - 1. Motion to be handled via email.
 - j. Motion: Stover/Allen: Enter Executive Session (8:46). **Approved.**
- VI. EXECUTIVE SESSION: *(Note: Contract or proposal pricing and performance issues discussion)*
- A. Pool Incident
 - B. Pool Incident
 - C. HO Correspondence
 - D. ARC Applications
 - E. Personnel

VII. ADJOURNMENT

- A. Motion: Stover/Allen: Exit Executive Session (9:38). **Approved.**
- B. Motion: Allen/Smyda: Adjournment (9:39). **Approved.**

Douglas Allen
Secretary, HOA, MMF