MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
February 28, 2023

BOARD MEETING MINUTES

I. CALL TO ORDER at 7:02 pm

II. ROLL CALL/ESTABLISH QUORUM

Members Present:
Briann Glascock, President
Sam Stover, Vice President
Kim Sullins, Treasurer
Sunny Son, Director

Holly Gibson, Community Manager

Members Not Present:
Doug Allen

III. APPROVAL OF AGENDA

MOTION by Ms. Son, seconded by Mr. Stover, to amend the agenda to include:
Ratification of Written Consent
Pool Main Motor Replacement

All in favor. 4-0-0

IV. APPROVAL OF MINUTES
A. Admin and Board Meetings – 1/24/23 and 2/13/23

MOTION by Mr. Stover, seconded by Ms. Sullins, to approve the January 24, 2023 meeting minutes. All in favor. 4-0-0.

MOTION by Mr. Stover, seconded by Ms. Sullins, to approve the February 13, 2023 meeting minutes. All in favor. 4-0-0.

V. RATIFICATION OF WRITTEN CONSENT

MOTION by Ms. Son, second by Ms. Sullins, to ratify approval of the HLS proposal for Yellow Hammer tree removal via unanimous written consent. All in favor.

VI. ADMINISTRATIVE / OPERATIONAL BUSINESS

A. Security Cameras - Resolution
MOTION by Ms. Son, seconded by Ms. Glascock, to approve the Timely Tech proposal for four security cameras for the pool house area in the amount of $3568.06. VOTE: All in favor. 4-0-0.

B. ARC Guideline Revision
C. Accident – Rollins Ford & Sharpshinned
D. Board Member Recruitment
E. Vanguard Contract Renewal

MOTION by Ms. Son, seconded by Ms. Sullins, to approve the Vanguard Ideation contract proposal for one hour monthly. VOTE: 4–0-0. MOTION PASSES.

AMENDED MOTION by Ms. Sullins, seconded by Mr. Stover, to approve the Vanguard Ideation contract as proposed. VOTE: 2-2-0. MOTION FAILS.

VII. ASSOCIATION REPORTS

A. President's Report
B. Treasurer's Report
C. Activities Committee
D. Grounds Committee
E. Pool Committee
F. Communications Committee

VIII. FINANCIAL MANAGEMENT
A. Status of Operations – December 31, 2022

IX. RESIDENT OPEN FORUM Each homeowner present may express their concerns for up to three (3) minutes. Members of the board may give a brief response.

X. LANDSCAPING, GROUNDS & IRRIGATION
A. Trailhead Signs
B. HLS Proposal – Ladderbacked
C. HLS Proposal – Catbird Parking Area

MOTION by Ms. Glascock, seconded by Ms. Sullins, to approve the HLS proposal #17215 for $2108.86 to remove junipers and plant grass seed on Catbird Dr. VOTE: 4-0-0.

D. Peacock Park Playground Equipment Update
E. Junco Court – American Disposal Issue and Parking

ACTION: Holly to get proposals for river rock and asphalt solutions for Junco, Willet, and other alley ways that are damaged. Resident requested to keep drainage in mind when considering a solution.

XI. ASPHALT/CONCRETE WORK

A. Courtyards

XII. POOL

A. Pool House Renovation – Loveless Porter/Dominion Construction Group
B. Pool House Furniture Update
C. Pool House Phone & Internet Service
D. Pool Main Pump Replacement

MOTION by Ms. Son, seconded by Ms. Sullins, to approve the Crystal Aquatics proposal to replace the main pool motor pump with 7.5 HP 1 PH EQ Series for $9200. 4–0-0.

MOTION by Mr. Stover, seconded by Ms. Sullins, to move into Executive Session at 9:06 pm.

XIII. EXECUTIVE SESSION

A. Collections
B. Waiver Request
C. Paint Spill Update
D. ARC Applications
E. Personnel - Management
F. Security Cameras Resolution

MOTION by Mr. Stover, seconded by Ms. Sullins, to exit Executive Session at 9:26 pm. All in favor. 4-0-0.

MOTION by Ms. Sullins, seconded by Ms. Son, to approve the Policy and Procedures Concerning Security Cameras Administrative Resolution. All in favor. 4-0-0.

XIV. ADJOURN

MOTION by Mr. Stover, seconded by Ms. Sullins, to adjourn at 9:36 pm.