

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

BOARD MEETING MINUTES

- I. CALL TO ORDER 19:04
- II. ROLL CALL/ESTABLISH QUORUM
- III. APPROVAL OF AGENDA
 - **MOTION: Approve by unanimous consent.**
- IV. APPROVAL OF MINUTES
 - A. Admin and Board Meetings –
 - **MOTION: Approve 2023-02-28 Glascock moved, Sullins Seconded: Passed**
 - **MOTION: Approve 2023-03-14 Glascock moved, Sullins Seconded: Passed**
- V. ADMINISTRATIVE / OPERATIONAL BUSINESS
 - A. Security Cameras – Peacock Park. Under review for the next administration meeting.
 - B. ARC Guideline Revision – Pages 21 - 30. Postponed until the next administration meeting.
 - C. Accident – Rollins Ford & Sharpshinned. Pending status of the tree. It is expected to die. Waiting for tree death prior to cashing the check from the insurer.
 - D. Board Member Volunteer: Mr. Craig Alderman volunteered for the role of Treasurer. 2023-04-25 to replace Kim Sullins.
 - E. Committee Member Volunteer: Received form to volunteer for the Covenants committee.
 - **MOTION: Carla Wright's appointment to the Covenants Committee is approved by motion: Sullins moved. Allen Seconded.**
 - F. 2023 Annual Inspection: Starting next business day following 2023-05-30. Holly to engage the volunteers for a future Covenants committee to ask if they will assist the data collection. Holly will process the violations through SFMC.
 1. 2023-04-11 Language for the Mailing/Postcard to the printer for processing
 2. 2023-05-30 Annual Inspection
 - G. Reserve Study:
 1. 2021 Last performed
 2. 2023 Project owner needed for this activity. It is a continuous effort. Updated Reserve Study is needed for 2024 Budget. The Reserve Advisors company (<https://www.reserveadvisors.com/services/reserve-studies/>) updates the Foresite website (<https://www.foresitereserves.com/>). We use that website to manage the funding and project execution. News is that the Foresite website will be discontinued.
 3. \$35K held for future landscape projects.
- I. ASSOCIATION REPORTS
 - A. President's Report: No action
 - B. Treasurer's Report: Nominal seasonal surplus over budget.
 - C. Activities Committee:
 - a. Food Truck went well even in the rain.
 - b. EASTER:
 - i. Need a Bunny. Rumor has it as Sam.
 - ii. Bathroom in the pool house is off limits due to final inspection / opening post renovation.
 - c. Pool opening: DJ and Bounce house are scheduled.
 - D. Grounds Committee: Tammy Flohrs:
 - a. Briann Glascock added as the official POC for the committee.

- b. Areas of interest to be provided back to the board: Sun shades. Turf. Roundabouts.
 - c. 2023 COMMUNITY CLEAN-UP: 2023-04-23 is the target date. Ms. Flohrs is project chair.
- E. Pool Committee - No action.
- F. Communications Committee: Kim Sullins:
 - a. Newsletter to ship this weekend
 - b. Postcard to be prepared for the admin meeting
 - c. Website to hold static text
 - d. Out-of-office communication post

VII. FINANCIAL MANAGEMENT

- A. Status of Operations
 - a. Several maturing instruments during the next year
 - b. Planned uses are not forecasted to exceed available funds.
- B. Maturing CD
 - **MOTION: Reinvest the \$50K CD into a 4yr at 4.65% APY as recommended by HOA financial advisor, Morgan Stanley. Sullins moved. Smayda seconded. Approved.**
- C. Budget for 2023 to be reviewed with Kim Sullins BEFORE her departure...or afterwards as a PAID consultant.

VIII. 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.

II. LANDSCAPING, GROUNDS & IRRIGATION

- A. Trailhead Signs – Installation is complete. Final. Holly shall send a confirming email to Scouts.
- B. HLS Proposal – Ladderbacked
 - **MOTION: Accept the Gardner proposal for the installation of two trees. Move: Sullins. Sam seconded. Approved.**
- C. HLS Proposal – Catbird Parking Area: No action needed. Bush-free zone
- D. HLS Proposal – Entrance Renovation: Deferred to the Grounds Committee. Will need comparative proposals. Need funding proposals. Need better times.
- E. Landscape Walk
 - 1. Board and Grounds committee are to walk about with Holly
- F. Junco Court/Brown Thrasher/Yellow Leg – American Disposal Issue on Alleys
 - 1. Trucks are unable to make the turns
 - 2. Turf is repeatedly ripped up. To be leveled, seeded, strawed.
 - 3. Ruts are created through properties (Common and private)
 - 4. Asphalt is damaged
 - 5. Sewers may need to be raised. Holly to discuss with the County.

I. COURTYARD DRIVEWAY RENOVATION

- A. Renovation proposals all differed
- B. Two engineering firms provided input
- C. Issue is referred to committee

I. LIGHTING

- A. Peacock Park Repairs – Completed. No action needed.

II. POOL

- A. Pool House Phone and Internet: Verizon. Set up by SFMC. 200MB Up/Down for the community. \$160/mo. Office phone through at \$25/mo.
- B. Crystal Aquatics Proposal – Pool Equipment
 - 1. Motor was replaced earlier
 - 2. Additional items to be added for safety issues
 - **MOTION: Move accept the Crystal Aquatics pool maintenance equipment purchase proposal for \$1,700. Sullins moved/ Glascock seconded. Approved.**

C. Pool Package 2023

1. Communications committee to update the final bundle's last page.
2. 2023-04-30 Send date.

III. EXECUTIVE SESSION

- **MOTION: Move to enter at 21:10. Glascock moved/Sullins seconded. Approved.**

A. Collections

1. Current policy is set at a \$400 threshold.
2. Recommendation from service providers would be advised prior to change.
3. Holly is asked to ask Eric to get advice.

B. Account Turnovers

C. ARC Applications

D. Yellowleg Violation Extension Request

- **MOTION: Move to exit executive session at 21:27. Glascock moved/Sullins seconded. Approved.**
- **MOTION: Move date of escalating the violation until April 30th. On 2023-05-01, the violator will be called to an admin meeting on 2023-05-09. Glascock moved/Sullins seconded. Approved.**

XIV. ADJOURN

- **MOTION: Move to adjourn at 21:30. Glascock moved/Sullins seconded. Approved.**