

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
April 25, 2023

BOARD MEETING MINUTES

- I. CALL TO ORDER - 7:00 pm
- II. ROLL CALL/ESTABLISH QUORUM - 7:06 pm
- III. APPROVAL OF AGENDA – **Motion** to approve as amended. Glasscock/Sullins. **Approved.**
- IV. APPROVAL OF MINUTES
 - A. Admin and Board Meetings
 - 3/28/23 – **Motion** to approve. Glascock/Stover. **Approved.**
 - 4/11/23 – **Motion** to approve. Glascock/Smayda. **Approved.**
 - Next Meeting Date: 06-01-23. *Change from original date of 5-25-23.
- V. ADMINISTRATIVE / OPERATIONAL BUSINESS
 - A. Security Camera – Peacock Park. To be discussed 06-01-23.
 - B. Security Camera – Pool House. Report provided.
 - C. ARC Guideline Revision – Pages 28 – 33 Fence Section Only. To be discussed 2023-06-01.
 - D. Board Member Recruitment – **Motion** to Appoint Mr. Craig Alderman to the Board at the end of the 04-25-23 MMF Board of Directors Meeting. Sullins/Glascock. **Approved.**
 - E. Reserve Study and Foresite – Topic to be reviewed on 06-27-23.
 - F. Master Policy Insurance Renewals – Report provided. To be addressed via email.
- I. ASSOCIATION REPORTS
 - A. President’s Report – Report provided.
 - B. Treasurer’s Report – Report provided. Unaudited surplus is oversized due to the lack of snow removal during the 2022-2023 Winter. We continue to be under spent on landscape enhancements.
 - C. Activities Committee – Report provided by Ms. Oister addressing Easter-Egg hunt, Spring Clean-up, Yard sale, Food-Truck-Friday, and Pool Opening Party (2023-05-27). The base for one of the four signs was damaged beyond repair.
 - D. Grounds Committee – Report provided. Spring Clean-up was lightly manned. Several work items were noted.
 - E. Pool Committee – No report provided.
 - F. Communications Committee – No report provided.
- VII. FINANCIAL MANAGEMENT
 - A. Status of Operations – March 31, 2023
 - B. 2021-2022 Audit – Goldklang & Group. Report provided. **Motion** to approve draft audit for the Goldklang & Group. Sullins/Allen. **Approved.**
 - C. Budget Planning Consultant – **Motion** to accept Kim Sullins as the Budget Planning Consultant for the 2023 budget cycle. Glascock/Stover. **Approved.**
- 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.
 - A. Rob Gillette. Questions about the annual review.
- II. LANDSCAPING, GROUNDS & IRRIGATION
 - A. Trailhead Signs – Report provided. Two trail signs to be reviewed for maintenance. Discussion of open maintenance issues.
 - B. HLS Proposals – East and West Side of Community. Reports provided. Additional study is scheduled.

- C. HLS Proposal - Watering – Report provided. Recommended ad-hoc motions per email.
- D. Landscape Walk – Reports provided.
- E. American Disposal – Alley Issues – **Motion** to approve HLS Proposal #18533 to install stone for \$1,650 paid by General Maintenance Operating Funds. Glascock/Smayda. **Approved.**
- G. PWC Storm Water Deficiency Report – HOA to remove 3 feet of vegetation along the out and inside of the fenceline. Board provided for the maintenance of the waterways that HLS will address.
- H. Maintenance Funding – **Motion** to approve general maintenance funds not to exceed \$500. Sullins/Smayda. **Approved.**

I. ASPHALT/CONCRETE WORK

- A. Courtyards – Report provided.

I. GENERAL MAINTENANCE PROJECTS

- A. Benches and Trash Cans – Community Wide – **Motion** to approve HLS Proposal #4427 to paint for \$1,210.02 funded by General Maintenance Operating Funded. Glascock/Smayda. **Approved.**
- B. Pergola – Yellow Hammer – **Motion** to approve Eagle Maintenance Proposal #4428 to paint for \$1,340.61 funded by General Maintenance Operating Funded. Glascock/Smayda. **Approved.**
- C. Cluster Mailboxes – Catbird Drive – **Motion** to approve to Eagle Maintenance Proposal #4426 to recondition and paint mailboxes not to exceed \$719.23. Sullins/Smayda. **Approved.**

II. POOL

- A. Coping Stones and White Coat Update – Report provided.
- B. Pool House Cleaning Service – Report provided.
- C. Pool House Electrical Outlets – Report provided. Direction to code the expenditure of \$275 to Pool House Renovation. Direction to code the additional funding to come from the Pool Maintenance account.
- D. Pool Furniture Storage – Report provided.

Motion to enter executive session at 9:18 pm. Glascock/Sullins. **Approved.**

III. EXECUTIVE SESSION

- A. Collections
- B. ARC Applications
- C. Personnel

Motion to exit executive session at 9:26 pm. Glascock/Allen. **Approved.**

XIV. ADJOURN

Motion to adjourn session at 9:27 pm. Glascock/Allen. **Approved.**