

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
October 24, 2023

BOARD MEETING MINUTES

- I. CALL TO ORDER 7:04 PM
- II. ROLL CALL/ESTABLISH QUORUM
 - A. Sam Stover - President
 - B. Craig Alderman - Treasurer
 - C. Victoria Swanson – Member at Large
 - D. Douglas Allen - Secretary
 - E. Clark Nigg -- Resident
 - F. Christine Kraemer -- Resident
 - G. Jennifer Oister – Activity Committee
 - H. Katie Cusson – Pool Committee
- III. APPROVAL OF AGENDA
- IV. 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. Jennifer Oister: Election process.
 - B. Clark Nigg: Personal background
 - C. Christine Kraemer: Personal background
 - D.
- V. APPROVAL OF MINUTES
 - A. Board Meeting – 9/20 Admin Meeting and 9/26 Board Meeting
 - MOTION:** Stover/Alderman: Moved to accept Board Minutes of 9/20/2023. **Approved**
 - MOTION:** Stover/Alderman: Move to accept Board Minutes of 9/26/2023. **Approved**
 - B. Sam/Craig: Approved
- VI. ADMINISTRATIVE / OPERATIONAL BUSINESS
 - A. Puffenbarger Reserve Study Review Update
 - B. Puffenbarger Crime Policy Coverage Increase
 - MOTION:** Swanson/Stover. Move to increase the Association Crime Policy from \$1.2 Million to \$1.7 Million at a cost of \$1,795 annually in order to remain in compliance with Virginia State Law.
 - Approved.**
 - C. 2024 Reserve Study Proposals – A new Reserve Study should be completed in 2024.
 - D. Vanguard Contract Renewal – Website administration – expires February 2024.
 - E. Annual Meeting Preparation and Board Recruitment Update
Date: 11/14/2023. Details provided by Sam Stover.
- VII. ASSOCIATION REPORTS
 - A. President’s Report
 - B. Treasurer’s Report
 - C. Activities Committee
Fall Festival. Trunk-or-treat cancelled. Hot coco/Hayride in December.
 - D. Grounds Committee
 - E. Pool Committee
Need timeline for new pool pass cycle. Need to update the website to disable people, update ages, regulations, pool rules.
 - F. Communications Committee

VIII. FINANCIAL MANAGEMENT

A. Status of Operations – September 30, 2023

B. Morgan Stanley CD Discussion

MOTION: Alderman/Stover: Move to cash in the Sallie Mae \$50,000 CD prior to the 7/29/24 maturity date and re-invest through Morgan Stanley in a CD with maturity date of 4/25 at a rate of 5.45%.

Approved.

IX. GROUNDS AND IRRIGATION

A. Tree Removal – Kingbird Court

B. Tree Removal – Grackle Court

MOTION: Swanson/Alderman. Move to accept the proposal from Freedom Tree Service, Inc., dated 10/18/23 in the amount of \$835, for the removal of a dead tree in common area by Grackle Court. The expense should be coded to GL Account #9025. **Approved.**

C. VDOT – Crosswalk Update

D. Irrigation Update

E. Trailhead Signs Expense Report

MOTION: Stover/Allen. Move to pay the finalized expense report for the itemized costs for the Amber Bennett Eagle Scout Project, to cover purchases spanning 2019-2023 for the Trailhead Signs. **Approved.**

f. Vehicle Accident.

X. COURTYARD WORK

A. Courtyard Repairs Update

XI. POOL

A. Pool Rule Revision

B. Pool Pass Registration Revision

C. FusionTek Website Revision

XII. EXECUTIVE SESSION

MOTION: Stover/Allen. Move to enter Executive Session at 8:55 PM. **Approved.**

MOTION: Stover/Alderman. Move to exit Executive Session at 9:23 PM. **Approved.**

XIII. ADJOURN

MOTION: Allen/Swanson. Move to adjourn by unanimous consent at 9:26 PM. **Approved.**