

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
August 29, 2023

BOARD MEETING MINUTES

- I. CALL TO ORDER
Meeting opened at 7:01 pm
- II. ROLL CALL/ESTABLISH QUORUM
 - A. Sam, Stover, Lora Beth Smayda, Victoria Swanson, Craig Alderman, Doug Allen
 - B. Holly Gibson, SFMC
 - C. Murat Zhigitekov, Valentina Capicchioni, Travis Tautier, Katie Cusson
- III. APPROVAL OF AGENDA
MOTION: Lora Beth Smayda/Doug Allen moved to approve Agenda. **Approved.**
- 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.)
Several residents joined the meeting but had no specific issues to discuss.
- V. APPROVAL OF MINUTES
 - A. Board Meeting Minutes – 7/25
MOTION: Sam Stover/Lora Beth Smayda moved to approve minutes. **Approved.**
 - B. Admin Meeting Minutes – 8/8
MOTION: Lora Beth Smayda/Sam Stover moved to approve minutes. **Approved.**
 - C. Ratify Eagle Maintenance Courtyard Power Washing Proposal
MOTION: Sam Stover/Lora Beth Smayda moved to ratify email vote to rescind Eagle Maintenance proposal #4432 for soft washing and approve Eagle Maintenance proposal #4451 for power washing. **Approved.**
- VI. ADMINISTRATIVE / OPERATIONAL BUSINESS
 - A. Board Recruitment
 - B. Board Backgrounds
 - C. Call for Candidates Update
 - 1. two, 3-year board seats will be open
 - 2. one, 2-year board seat may be openManagement will consult with Rees Broome to verify Board seats for upcoming election.
 - D. Covenants Committee Charter
MOTION: Doug Allen/Sam Stover moved to approve the existing Covenants Committee Charter, as amended 2010-07-13. **Approved.**
 - E. ARC Guideline Revision – Pages 33 – 43
- VII. ASSOCIATION REPORTS
 - A. President's Report
 - B. Treasurer's Report
 - C. Activities Committee
Reviewing insurance needs for event
 - D. Grounds Committee
Meeting planned for next week to discuss irrigation.
 - E. Pool Committee
Pool to close next Monday.
 - F. Communications Committee
 - G.

VIII. FINANCIAL MANAGEMENT

A. Status of Operations – July 31, 2023

IX. GROUNDS AND IRRIGATION

- A. Courtyard Cluster Mailboxes
- B. Review of Peacock Park and Yellow Hammer/Rollins Issues

X. COURTYARD WORK

- A. Courtyards – Pressure Washing
- B. Courtyards – Repair Proposals

MOTION: Doug Allen/Lora Beth Smayda moved to accept King’s Masons proposal #223419, dated 6-2-23, for \$20,840 with extra 10% contingency fee. Project will be coded to account #9999 Reserves. **Approved.**

The contract will be sent to Rees Broome for review.

XI. POOL

Pool Closing

Furniture will not all fit in the pool house. Recommend stacking at the outside at the pool house on rear porch. Eagle Maintenance will cover and secure tarps to protect furniture.

MOTION: Sam Stover/Victoria Swanson moved to enter Executive Session at 8:34 pm. **Approved.**

XII. EXECUTIVE SESSION

- A. Collections
- B. HO Correspondence
- C. ARC Applications

MOTION: Victoria Swanson/Doug Allen moved to exit Executive Session at 9:28 pm. **Approved.**

XIII. ADJOURN

MOTION: Doug Allen/Sam Stover moved to adjourn at 9:30 pm. **Approved.**