

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
September 26, 2023

BOARD MEETING MINUTES

- I. CALL TO ORDER 7:04 pm.
- II. ROLL CALL/ESTABLISH QUORUM
Board Members: Sam Stover (Pres), Lora Beth Smayda (VP), Craig Alderman (T), Victoria Swanson, Douglas Allen (Sec.)
Committee Members: Rob Gillette (Activities)
HOA Member: Clark Nigg, Bobby Bryan, Erna F.
Property Manager: Holly Gibson
- III. APPROVAL OF 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.)
Clark Nick – Appreciation of the area
Bobby Bryan – Disappointment of the general maintenance of neighbors' properties.
- V. APPROVAL OF MINUTES
 - A. Board Meeting – 8/29
MOTION: Stover/Smayda. Move to approve minutes of 8/29/23. **Approved.**
 - B. Ratify Irrigation Email Vote
MOTION: Stover/Allen. Move to approve prior week's electronic votes. **Approved.**
- VI. ADMINISTRATIVE / OPERATIONAL BUSINESS
 - A. Annual Meeting Staffing
MOTION: Stover/Smayda. Move to hire an SFMC Admin for one hour to administrate the 2023 Annual Meeting. Action is funded by account: 7890. **Approved.**
 - B. Water Reimbursement
MOTION: Allen/Smayda. Move to reimburse the purchase of drinking water for receipts presented. Action is funded by account: 7890. **Approved.**
 - C. HVAC Maintenance Proposal
Request the property manager to get two additional quotes for inspection and filter service.
- VII. ASSOCIATION REPORTS
 - A. President's Report
Election Prep, Courtyard maintenance reserve project, Pool status, Covenant, Trees, Long term planning, etc.
 - B. Treasurer's Report
Status is good for the remainder of the year. CD management following ladder plan. Reserve activities. Tree/Irrigation.
 - C. Activities Committee
Report delivered
 - D. Grounds Committee
No report.
 - E. Pool Committee
Request meeting for 11.1.23 with Fusion Tech to discuss pool access controls.
 - F. Communications Committee

VIII. FINANCIAL MANAGEMENT

A. Status of Operations – August 31, 2023

Current Cash on Hand: \$89,545.

B. Maturing CDs

MOTION: Craig/LB. Move to purchase a CD, earning 5.10% APY, for the duration of 36 months to expire 2026-10, funded through CD number 1222, earning 3.34% APY, maturing 2023-09-27. **Approved.**

MOTION: Craig/Victoria. Move to purchase a CD, earning 5.50% APY, for the duration of 12 months to expire 2024-10, funded through CD number 1241, earning 0.25% APY, maturing 2023-10-16. **Approved.**

IX. GROUNDS AND IRRIGATION

A. Tree Removal - Walking Trail – Addressed through Property Manager activities funds.

B. Tree Removal – Kingbird Court – Executive session

C. Tree Removal – Grackle Court – Executive session

D. Irrigation Issue at Rollins Ford – 9/19

a. Leak was fixed without request.

b. Other lines in the same area were fixed in the area before the leak.

c. Concern is that the repairing company will surprise us with an invoice.

E. HLS Proposal for Mapping

X. COURTYARD WORK

A. Courtyard Repairs Update

a. Initial cleaning is done.

b. Planned start in the next two weeks.

c. Two actions next to owner driveways will be delayed until spring.

d. Spring effort will evaluate the need to perform additional concrete only repairs.

B. King's Masons Contract Addendum

MOTION: Allen/Smayda. Move to accept the modification of King's Masons' contract 223419 for an increase of \$4,285. **Approved.**

XI. POOL

A. Pool Closing

MOTION: Stover/Alderman. Move to direct the Property Manager to pay up to \$400 for the dismantling and storage of pool deck equipment. Action is funded by account: 9302. **Approved.**

MOTION: Stover/Alderman. Move to enter into the Executive Session at 8:26 pm. **Approved.**

XII. EXECUTIVE SESSION

A. Collections

B. HO Waiver Request

C. HO Correspondence

D. ARC Applications

E. Personnel

MOTION: Stover/Allen. Move to exit executive session at 9:18 pm. **Approved.**

XIII. ADJOURN

MOTION: Allen/Stover. Move to exit into the executive session at 9:20 pm. **Approved.**