MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
December 12, 2023

BOARD MEETING MINUTES

I. CALL TO ORDER

I. **Stover called the meeting to order at 7:03 pm.**

II. ROLL CALL/ESTABLISH QUORUM

Sam Stover- President
Lori Beth Smayda- Vice President
Craig Alderman- Treasurer
Christine Kraemer- Secretary
Victoria Swanson- Member at Large
Holly Gibson- MMF Community Manager

III. APPROVAL OF AGENDA

IV. GUEST SPEAKER – MICHELLE BALDRY, RESERVE ADVISORS

Gave a presentation outlining Reserve Study procedures.

V. 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.)

No one was present.

VI. APPROVAL OF MINUTES

A. Board Meeting – 11/28 and 11/30 Minutes
B. Upcoming Meeting Dates – 2024

Motion to approve the minutes of the 11/28/23 Board meeting was made by Stover and seconded by Alderman. Passed unanimously.
Motion to approve the minutes of the 11/30/23 Board meeting was made by Stover and seconded by Alderman. Passed unanimously.

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS

A. 2024 Reserve Study

Motion to approve the Reserve Advisors Proposal for Level II Property Wellness Reserve Study Program, Ref 120055, at a cost of $4500 was made by Stover and seconded by Alderman. A retainer of $2250 is required prior to scheduled inspection. Passed unanimously.
Alderman will oversee the Reserve study and Swanson will assist.

B. Onboarding Meeting Dates

Board requests to schedule for Jan 16th or Jan 30th at 7 pm dependent upon Erik Fox/Rees Broome availability.

A. Vanguard Ideation, LLC Contract Renewal

Motion to approve the Vanguard Ideation LLC Proposal for 2024-2025 website maintenance monitoring was made by Swanson and seconded by Alderman. Passed unanimously.

VIII. ASSOCIATION REPORTS

A. President's Report

Sam Stover noted that Budget preparation needs to be scheduled appropriately (starting in July) in 2024 to meet the timeline for mailing to residents.

B. Treasurer's Report

No report given.

Activities Committee

No report given.

C. Grounds Committee

Lora Beth Smayda will work as Board Liaison with the Ground Committee.

D. Pool Committee

No report given.

E. Communications Committee

No report given.

IX. FINANCIAL MANAGEMENT

A. Status of Operations – 10/31/23

B. MS Goldman Sachs CD Maturing 1/19/24

Motion to approve moving funds from MS Goldman Sachs CD maturing 1/19/24 for $50k to Morgan Stanley Money Market account to be used for spring 2024 Reserve projects was made by Alderman and seconded by Smayda. The motion passed with a majority of four votes. Swanson was absent during the vote.

X. GROUNDS AND IRRIGATION

A. Crape Myrtle Pruning – Community Wide

No Action- Board declined the proposal for pruning the Crape Myrtles within the community.

B. Trailhead Signs

XI. SNOW REMOVAL

A. Snow Removal 2024 Plan of Action

Board members Stover and Alderman agreed to work directly with Snow Management Group when additional services are needed due to snow/ice accumulation.

B. Snow Management Group Contract Renewal

Motion to approve the Snow Management Group proposal 2024-2026 for snow removal services was made by Swanson and seconded by Smayda. Passed unanimously.

Motion to move into Executive Session at 8:33 pm was made by Stover for discussion of collections and homeowner account requests. Motion was seconded by Alderman. Passed unanimously.

XII. EXECUTIVE SESSION

Motion to exit Executive Session at 8:49 pm was made by Stover and seconded by Smayda. Passed unanimously.

XIII. ADJOURN

Motion to adjourn at 8:59 pm was made by Stover and seconded by Smayda. Passed unanimously.