

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
June 27, 2023

BOARD MEETING MINUTES

- I. CALL TO ORDER
- II. ROLL CALL/ESTABLISH QUORUM
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
 - A. Admin and Board Meetings – 4/25, 5/9 and 6/13
 - MOTION:** Briann Glascock/Sam Stover: Moved to approve minutes of 4/25 Meeting. **Approved.**
 - MOTION:** Briann Glascock/Sam Stover: Moved to approve minutes of 5/9 Meeting. **Approved.**
 - MOTION:** Sam Stover/Lora Beth Smayda: Moved to approve minutes of 6/13 Meeting. **Approved.**
 - B. Ratify Vote – XXXXX Broadwinged Tree Removal
 - MOTION:** Sam Stover/Briann Glascock: Moved to approve the unanimous written consent for tree removal at XXXXX Broadwinged Drive by HLS at a cost of \$203.11. **Approved.**
- V. ADMINISTRATIVE / OPERATIONAL BUSINESS
 - A. Security Camera – Peacock Park
 - B. Reserve Study and Foresite
 - C. Puffenbarger Reserve Study Review
 - D. Onboarding New Board Members
 - E. Maintenance Project Update
 - F. ARC Guideline Revision – Pages 33 – 43
- VI. ASSOCIATION REPORTS
 - A. President’s Report
 - B. Treasurer’s Report
 - C. Activities Committee
 - D. Grounds Committee
 - E. Pool Committee
 - F. Communications Committee
- VII. FINANCIAL MANAGEMENT
 - A. Status of Operations – May 31, 2023
 - B. Maturing CD – July 24, 2023
- 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.)
- IX. LANDSCAPING, GROUNDS & IRRIGATION
 - A. Trailhead Signs
 - B. HLS Proposals – East and West Side of Community
 - C. HLS Proposal – Tick Application
 - D. HLS Proposal – Dead Pines at Pool House
 - Ms. Sullins advised the Board that JP Lange previously performed a tree survey of the entire community and the Grounds Committee should compare the proposal to the survey.

E. HLS Proposal – Dead Tree on Broadwinged at Entrance

MOTION: Lora Beth Smayda/Craig Alderman: Moved to approve proposal #19913 from HLS for the removal of a dead tree at the entrance near Broadwinged Drive and Yellow Hammer Drive at a cost of \$878.52. **Approved.**

X. ASPHALT/CONCRETE WORK

A. Courtyards – Pressure Washing and Repairs

XI. TRASH, RECYCLING AND YARD WASTE DISPOSAL (If needed, contract details will be discussed in Executive Session)

A. Proposals – American Disposal, Disposal Services and Patriot Disposal

The Board discussed the proposals from all three contractors.

MOTION: Briann Glascock/Lora Beth Smayda: Moved to approve the proposal from American Disposal for trash, recycling and yard waste disposal for the period from July 1, 2023 to June 30, 2026 at an annual cost of \$167,592. **Approved.**

XII. POOL

A. Pool and Water Slide Rules

B. Radios and Chair Position

C. Umbrellas

MOTION: Briann Glascock/Craig Alderman: Moved to approve the Crystal Aquatics proposal for a new umbrella for the lifeguard stand at a cost of \$274. **Approved.**

D. Birds

E. Pool Parties

MOTION: Briann Glascock/Lora Beth Smayda: Moved to enter the executive session at 9:00 pm. **Approved.**

XIII. EXECUTIVE SESSION

MOTION: Briann Glascock/Craig Alderman: Moved to exit executive session at 9:14 pm. **Approved.**

XIV. ADJOURN

MOTION: Briann Glascock/Lora Beth Smayda: Moved to adjourn at 9:14 pm. **Approved.**