

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
April 15, 2024
ADMIN MEETING MINUTES

- I. CALL TO ORDER
Stover called the meeting to order at 7:03pm
- II. ROLL CALL/ESTABLISH QUORUM
Sam Stover- President
Lora Beth Smayda- Vice President
Craig Alderman- Treasurer
Christine Kraemer- Secretary
Victoria Swanson- Member at Large
Holly Gibson- MMF Community Manager
Travis Tautier- Grounds Committee
- III. APPROVAL OF AGENDA
Motion to approve the agenda was made. Passed unanimously.
- 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.)
Resident at Indigo Bunting Court joined the meeting
- V. ASSOCIATION REPORTS
 - A. Activities Committee
Preparing for opening day at the pool and community yard sale
 - B. Grounds Committee
Travis presented new business items to the board including watering for the tree replacements and irrigation repairs for the community.
- VI. ADMINISTRATIVE / OPERATIONAL BUSINESS
 - A. Covenants Committee Volunteer Application
Motion to approve volunteer Krystal Styles to join the Covenants Committee was made by Swanson and seconded by Stover. Passed unanimously.
 - B. HOA Inspections USA Discussion
 - C. Violations Update
 - D. Annual Inspection 2024
 - E. May Meeting Dates
Approved Admin meeting scheduled for May 8th, Board meeting scheduled for May 22nd
- VII. GROUNDS
 - A. HLS Irrigation Repairs
Motion to approve the HLS Irrigation Repair Proposal #27158 in Peacock Park in the amount of \$719.25 was made by Stover and seconded by Kraemer. Passed unanimously.
Motion to approve the HLS Irrigation Repair Proposal #27159 on Rollins Ford North in the amount of \$276.75 was made by Stover and seconded by Smayda. Passed unanimously.
Motion to approve the HLS Irrigation Repair Proposal #27161 at the pool house in the amount of \$536.88 was made by Stover and seconded by Kraemer. Passed unanimously.
Motion to approve the HLS Irrigation Repair Proposal #27163 on Rollins Ford East in the amount of \$1,279.50 was made by Stover and seconded by Smayda. Passed unanimously.

- B. HLS Watering – Landscape Rehab

Motion to approve HLS Proposal #25922 to manually water the new plantings with a maximum allowance of \$2,400 a month was made by Smayda and seconded by Kraemer. Passed unanimously.

VIII. POOL

- A. Pool Rules Revision

Motion to approve the Pool Rules Revision was made by Smayda and seconded by Kraemer. Passed unanimously.

- B. Resident Pool Package

No action.

- C. Pool Opening

IX. EXECUTIVE SESSION

Motion to enter Executive Session at 8:28 pm to discuss collections and late fees was made by Stover and seconded by Alderman. Passed unanimously.

- A. HO NSF Fee Waiver Request

- B. RB Unanimous Email Vote – Recusal Opinion

- C. RB Legal Opinion on Large Gatherings

- D. Graffiti/Vandalism Discussion

Sam will draft a letter to notify the parents of incurred costs.

- E. Violation Hearing Discussion

No action.

- F. Violation Discussion – Dented Garage Door

Holly received an updated photo of the garage door that has been fixed.

- G. HO Correspondence – Complaint about XXXX Song Sparrow

No action.

- H. ARC Applications

Motion to exit Executive Session at 9:08 pm was made by Stover and seconded by Swanson. Passed unanimously.

X. ADJOURN

Motion to adjourn at 9:10 pm was made by Stover and seconded by Kraemer. Passed unanimously.