

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
May 8, 2024
ADMIN MEETING MINUTES

- I. CALL TO ORDER
Stover called the meeting to order at 7:05pm
- II. ROLL CALL/ESTABLISH QUORUM
Sam Stover- President
Lora Beth Smayda- Vice President
Craig Alderman- Treasurer
Christine Kraemer- Secretary
Holly Gibson- MMF Community Manager
Travis Tautz- 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 Willet Way joined the meeting
Resident at Catbird Drive joined to discuss the turf and lawn care surrounding her home
- V. ASSOCIATION REPORTS
A. Activities Committee
B. Grounds Committee
- VI. ADMINISTRATIVE / OPERATIONAL BUSINESS
A. 2023 Draft Audit – Goldklang Group
Motion to approve the 2023 Draft Audit submitted by Goldklang Group was made by Alderman and seconded by Smayda. Passed unanimously.
B. 2024 Engagement Proposal – Goldklang Group
Motion to approve the December 31, 2024 and 2025 audit preparation services by Goldklang Group in the amount of \$6,200 and \$6,500; Federal and State income tax preparation services at \$550 per year was made by Alderman and seconded by Kraemer. Passed unanimously.
C. Reserve Study Meeting Date
Scheduled for June 11th
D. Insurance 2024-2025
- VII. GROUNDS
A. Survey Work – Rice & Associates
B. Dominion Energy Meeting
C. Dead Tree Removal
- VIII. POOL
A. Pool Registration Update
B. Main Pool Pump Motor
Motion to approve the Crystal Aquatics proposal in the amount of \$2,500-\$2,750 if insurance does not cover the repair, was made by Stover and seconded by Kraemer. Passed unanimously.
C. Pool Opening Prep

IX. EXECUTIVE SESSION

Motion to enter Executive Session at 8:31 pm to discuss arc applications and pool registration issues was made by Stover and seconded by Swanson. Passed unanimously.

- A. ARC Applications
- B. Pool Registration Issues

Motion to exit Executive Session at 9:00 pm was made by Stover and seconded by Smayda. Passed unanimously.

X. ADJOURN

Motion to adjourn at 9:08 pm was made by Stover and seconded by Kraemer. Passed unanimously