MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
March 20, 2024
BOARD MEETING MINUTES

I. CALL TO ORDER
Stover called the meeting to order at 7:03 pm.

II. ROLL CALL/ESTABLISH QUORUM
Sam Stover- President
Craig Alderman- Treasurer
Christine Kraemer- Secretary
Victoria Swanson- Member at Large
Holly Gibson- MMF Community Manager
Travis Tauzier- 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 14229 Ladderback Drive requesting status of his arc application.

V. APPROVAL OF MINUTES
A. Board Meeting Minutes – 2/27 Meeting
Motion to approve the minutes of the 2/27/24 Board meeting was made by Stover and seconded by Kraemer. Passed unanimously.
B. Grounds Committee Minutes – 3/13 Meeting
C. Upcoming Board Meeting Date – 4/23
The Board approved the addition of an Admin meeting scheduled for April 15th.

VI. ASSOCIATION REPORTS
A. President's Report
Looking forward to preparing the community for spring and summer
B. Activities Committee
No report.
C. Grounds Committee
Travis presented new business items to the board including Irrigation upgrades, plant/tree replacements, and turf renovations.
D. Pool Committee
No report.

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS
A. Inspection Process Review
B. HOA Inspections USA Demonstration
Mr. Tab Ratra with HOA Inspections USA joined the call to review the service they offer to Associations.
C. Reserve Study Update
D. Violations Update

VIII. FINANCIAL MANAGEMENT – TREASURER'S REPORT
A. Status of Operations – 1/31/24
Total Operating Cash was $145,910 against liabilities of $78,007. Of the liability amount, $59,982 represents Prepaid Owner Assessments.
2. Owner Receivables, including unpaid assessments and late fees, total $19,116.
3. Association Investments total $1,336,607 with Reserves booked at $1,250,762.
4. Total Operating Expenses Year-to-Date are $126 under budget. Total Operating Income Year-to-

Date is $2,181 over budget.
5. As of January 31, 2024, the Association had an un-audited surplus of $3,893, as compared to a budgeted surplus of $1,576.

B. 2023 Goldklang Group Audit Questionnaire

IX. GROUNDS

A. Tot Lot Mulch
B. Landscape Mulch
C. Slurry Sealers Site Visit
D. PWC Police Update
E. Irrigation – Peacock Park Controller Update
Motion to approve the HLS Proposal #26657 in the amount of $2,300 to change the irrigation controllers at Peacock Park from battery operated to a time clock was made by Stover and seconded by Alderman. Passed unanimously.
F. Irrigation – Mapping Plan
No action
G. Crape Myrtle Treatment
Motion to approve the HLS Proposal #26720 in the amount of $631 to treat a total of 5 Crape Myrtles for Sooty Mold was made by Swanson and seconded by Kraemer. Passed unanimously.
H. North and South Landscape Rehab
Motion to approve the HLS Proposal #18503/North Side in the amount of $6,228.60 for landscape rehab was made by Alderman and seconded by Kraemer. Passed unanimously.
Motion to approve the HLS Proposal #18497/South Side in the amount of $3,314.23 for landscape rehab was made by Alderman and seconded by Kraemer. Passed unanimously.

X. POOL

A. Pool Rules Revision
No action.

XI. EXECUTIVE SESSION

Motion to enter Executive Session at 8:52 pm to discuss collections and late fees was made by Stover and seconded by Swanson. Passed unanimously.

A. Collections
B. RB Payment Plan Recommendation
Motion to approve account #1110045501 for a payment plan was made by Stover and seconded by Kraemer. Passed unanimously.
C. HO Late Fee Waiver Request
Motion to approve account #1110022411 waiver request for the late fees in the amount of $200 on the condition that the homeowner bring the account current within 90 days was made by Stover and seconded by Alderman. Passed unanimously.
D. Violation Report
E. ARC Applications
No applications to review.

Motion to exit Executive Session at 9:13 pm was made by Swanson and seconded by Stover. Passed unanimously.

XII. ADJOURN

Motion to adjourn at 9:18 pm was made by Stover and seconded by Swanson. Passed unanimously.