

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
April 23, 2024
BOARD MEETING MINUTES

- I. CALL TO ORDER
Smayda 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
Kim Sullins- Communications Committee
Jennifer Oister
- III. APPROVAL OF AGENDA
Motion to approve the agenda with amendments listed below was made by Swanson and seconded by Kraemer. Passed unanimously.
 - I. Add Communications Committee to VII. Association Reports, item E.
 - II. Pool business will be reviewed previous to VIII. Admin/Oper Business
- 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 Ladderback Drive requesting status of ARC application
- V. APPROVAL OF MINUTES
 - A. Board Meeting Minutes – 3/20 Meeting
Motion to approve the minutes of the 3/20/24 Board meeting was made by Stover and seconded by Alderman. Passed unanimously.
 - B. Pool Committee Minutes – 3/13 Meeting
 - C. Activities Committee Minutes – 3/27 Meeting
 - D. Grounds Committee Minutes – 4/10 Meeting
 - E. Upcoming Board Meeting Dates – 5/8 & 5/22
- VI. ASSOCIATION REPORTS
 - A. President's Report
President's Report was included in the April notice to residents.
 - B. Activities Committee
Pool Opening Day updates, we will not have food trucks available.
 - C. Grounds Committee
No report.
 - D. Pool Committee
- VII. ADMINISTRATIVE / OPERATIONAL BUSINESS
 - A. Reserve Study Discussion
 - B. Insurance 2024-2025
- VIII. FINANCIAL MANAGEMENT – TREASURER'S REPORT
 - A. Status of Operations – 2/28/24
 1. Total Operating Cash was \$163,120 against liabilities of \$74,392. Of the liability amount, \$59,887 represents Prepaid Owner Assessments.
 2. Owner Receivables, including unpaid assessments and late fees, total \$17,998.

- 3. Association Investments total \$1,355,613 with Reserves booked at \$1,265,300.
- 4. Total Operating Expenses Year-to-Date are \$1,608 under budget. Total Operating Income Year-to-Date is \$2,993 over budget.
- 5. As of February 29, 2024, the Association had an un-audited surplus of \$21,861, as compared to a budgeted surplus of \$17,260.
- B. 2023 Draft Audit – Goldklang Group
- C. 2024 Engagement Proposal – Goldklang Group

IX. GROUNDS

- A. GFCI Outlet Replacement – Peacock Park Irrigation Controller
- B. Peacock Park – Power wash Equipment & Deck
- C. Peacock Park Cameras
- D. Pet Waste Stations

Motion to approve the PoopScoop Troopers Proposal to make repairs and install a new station on Woodpecker in the amount of \$989 was made by Smayda and seconded by Alderman. Passed unanimously.

X. POOL

- A. Chemical Feeder Service
- B. Pool Portal Update

Portal access will be ready shortly, Communications Committee will send out the announcements to be on the lookout.

- C. Pool Opening

Pool passes will be mandatory upon entry, board members will take shifts to assist Rob for activities.

XI. EXECUTIVE SESSION

Motion to enter Executive Session at 8:53 pm to discuss collections and HO correspondence was made by Stover and seconded by Alderman. Passed unanimously.

- A. Collections
- B. HO Correspondence – Resident Yard Maintenance
- C. ARC Applications

Motion to exit Executive Session at 8:59 pm was made by Stover and seconded by Kraemer. Passed unanimously.

XII. ADJOURN

Motion to adjourn at 9:02 pm was made by Swanson and seconded by Kraemer. Passed unanimously.