

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
May 22, 2024
BOARD 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 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.)

No residents were present

V. ASSOCIATION REPORTS

- A. Activities Committee
- B. Grounds Committee

VI. ADMINISTRATIVE / OPERATIONAL BUSINESS

A. Insurance 2024-2025

Motion to approve Cincinnati Insurance renewal quote in the amount of \$19,602 that will include a 3-year premium lock was made by Alderman and seconded by Smayda. Passed unanimously.

- B. Survey Work – Rice & Associates – PWC Permission to Enter Letter & Postcard
Board reviewed and will sign for permission.

VII. GROUNDS

- A. Dominion Energy Meeting
- B. Tree Removal Update – Grounds Committee

VIII. POOL

- A. Pool Registration Update
- B. Main Pool Pump Motor
- C. Main Pool - Chlorine Vat
- D. Pool Opening Preparations

Motion to approve the proposal by Crystal Aquatics to include two additional lifeguards during Opening Day at the pool in the amount of \$462 was made by Stover and seconded by Alderman. Passed unanimously.

IX. EXECUTIVE SESSION

Motion to enter Executive Session at 8:25 pm to discuss collections and arc applications was made by Stover and seconded by Smayda. Passed unanimously.

A. Collections

B. HO Late Fee Waiver Request – XXXXX Catbird

C. HO Pool Party Request – XXXXX Sharpshinned

Board discussed and Management will contact homeowner

D. ARC Applications

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 9:04 pm was made by Stover and seconded by Kraemer. Passed unanimously.