MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
October 22, 2024
BOARD MEETING MINUTES

I. CALL TO ORDER
Stover called the meeting to order at 7:02pm

II. ROLL CALL/ESTABLISH QUORUM
Sam Stover- President
Lora Beth Smayda- Vice President
Craig Alderman- Treasurer
Christine Kraemer- Secretary - Absent with notice
Victoria Swanson – Member at Large
Holly Gibson- MMF Community Manager

Committee Chairs
Travis Tauzier
Rob Gillette

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.)
Residents in attendance:
8822 Screech Owl
8820 Yellowleg Ct - Resident asked for information on housing type so he could determine the appropriate fence type.

V. APPROVAL OF MINUTES
A. Admin Meeting Minutes – 7/9
Motion by Stover, second by Alderman, passed unanimously.

B. Board Meeting Minutes – 9/24
Motion by Stover, second by Alderman, passed unanimously.

C. Admin Meeting Minutes – 10/15
Motion by Stover, second by Alderman, passed unanimously .

D. Written Consent Irrigation Repairs Ratification – 10/16

VI. ASSOCIATION REPORTS
A. Activities Committee
  a. Updates from Rob regarding December Hayride

B. Grounds Committee
  a. Updates from Travis regarding:
    i. Peacock park irrigation
    ii. Peacock park turf
      1. Area in easement/curb area
    iii. Yellow Hammer trail head repair/refresh

iv. Landscaping contract
v. Weed control applications to common areas

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS

A. Corporate Transparency Act

Motion by Stover, second by Alderman, passed unanimously to engage Rees Broome to submit CTA on behalf of Morris Farm at a cost of $375 for initial filing and $100 per change.

B. Annual Meeting Update

C. Inspections Update

VIII. FINANCIAL MANAGEMENT – TREASURER'S REPORT

A. Status of Operations – 9/30/24

B. CD Ladder Chart

C. 2025 Draft Budget

Motion by Alderman, second by Smayda, passed unanimously to approve 2025 Draft Budget as presented by SFMC with the following changes:

- **Add $5,878 for weed control (Turf Reno #3) to the 2025 Landscape Management contract, Line Item #9610**
- **Re-allocate $5,000 from Landscaping Enhancements, Line Item #9020 to create a Watering Budget Line Item (to be created by SFMC Accountant).**

IX. GROUNDS & IRRIGATION

A. Irrigation Repairs

B. Watering

Motion by Stover second by Smayda passed unanimously to approve watering of Peacock park curb area and Yellow Hammer trail head not to exceed $2,100.

C. Tree Replacement – Barn Owl Trail

Motion by Stover, second by Alderman, passed by majority vote to approve HLS proposal #33292 at a cost of $925 to plant a 10-12' Red Oak at Barn Owl Trailhead to replace dead tree that has been removed.

Swanson departed meeting at 9:08 pm.

D. Peacock Park Mulch

E. Peacock Park Additional Trash Can

F. Landscape Maintenance Contract

Motion by Stover, second by Alderman, passed by majority vote to approve the 2025 HLS Landscaping Maintenance Contract in the amount of $144,420 with the addition of option for Turf Round #3 at $5,878.

X. POOL

A. Pool Motor Replacement Update

Motion by Stover, second by Alderman, passed by majority vote to code the Crystal Aquatics invoice in the amount of $2,144 for replacement of the main pool pump to Reserve Fund, Line Item 8910.

XI. ASPHALT & COURTYARD BRICK REPAIRS

A. Asphalt Update

B. Courtyard Brick Repairs Update

XI. EXECUTIVE SESSION

9:11 pm Motion by Stover to enter Executive Session, second by Alderman, passed by majority vote

9:15 pm Motion by Stover to enter into Open Session, second by Alderman

VII. ADJOURN

Motion to adjourn at 9:16 pm was made by Stover and seconded by Alderman. Passed unanimously