

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
June 18, 2024
BOARD MEETING MINUTES

- I. CALL TO ORDER
Stover called the meeting to order at 7:01pm
- 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. APPROVAL OF MINUTES
 - A. Board Admin Meeting Minutes – 4/15 Meeting
Motion to approve the minutes of the 4/15/24 Admin meeting was made by Stover and seconded by Smayda. Passed unanimously.
 - B. Board Meeting Minutes – 4/23 Meeting
Motion to approve the minutes of the 4/23/24 Board meeting was made by Stover and seconded by Smayda. Passed unanimously.
 - C. Board Admin Meeting Minutes – 5/8 Meeting
Motion to approve the minutes of the 5/8/24 Admin meeting was made by Stover and seconded by Kraemer. Passed unanimously.
 - D. Board Meeting Minutes – 5/22 Meeting
Motion to approve the minutes of the 5/22/24 Board meeting was made by Stover and seconded by Kraemer. Passed unanimously.
 - E. Board Admin Meeting Minutes – 6/11 Meeting
Motion to approve the minutes of the 6/11/24 Admin meeting was made by Smayda and seconded by Stover. Passed unanimously.
 - F. Written Consent in Lieu 6/13 – HLS Irrigation Proposal
Motion to approve the written consent for HLS Irrigation Proposal #28744 in the amount of \$1027.50 was made by Stover and seconded by Kraemer. Passed unanimously.
 - G. Upcoming Board Meeting Dates – July 16th, August 20th
Approved Admin meeting scheduled for July 9th.
- VI. ASSOCIATION REPORTS
 - A. Presidents Report
President of the Board extends his gratitude to all committees for their hard work.
 - B. Grounds Committee
Grounds committee presented proposals to the board for approval based on priority
- VII. ADMINISTRATIVE / OPERATIONAL BUSINESS
 - A. Insurance – Cincinnati Insurance

B. Committee Volunteer

Motion to approve resident application for the activities committee was made by Stover and seconded by Smayda. Passed unanimously.

C. Reserve Study Meeting Schedule – Week of 7/8

VIII. FINANCIAL MANAGEMENT – TREASURER’S REPORT

A. Status of Operations – 4/30/24

B. CD Ladder Report – 4/30/24

IX. GROUNDS

A. Tree Removal Proposals

Motion to approve tree removal proposal #4345 from Barren Tree Solutions not to exceed the amount of \$7,050 was made by Stover and seconded by Smayda. Passed unanimously.

B. Wet Pond Waterline Brush Removal

C. HLS Proposals

D. Fence Repairs

E. Watering

Motion to approve an additional \$1000 of funds for watering purposes to HLS original proposal #25922 was made by Alderman and seconded by Stover. Passed unanimously.

F. Bike Rack

X. POOL

A. Main Chlorine Vat Move

Motion to approve Crystal Aquatic Proposal 5.3.24 moving the chlorine vat from the main pool pump supply room to the pool deck in the amount of \$4,900 was made by Stover and seconded by Alderman. Passed unanimously.

B. Main Pool Pump Motor Update

C. Main Pool Flowmeter

D. Additional Guard Chair

Motion to approve Crystal Aquatics Proposal #1440 to add an additional lifeguard chair in the amount of \$2,131.41 was made by Smayda and seconded by Kraemer. Passed unanimously.

E. Additional Rope for Shallow End

XI. EXECUTIVE SESSION

Motion to enter Executive Session at 8:38 pm to discuss collections and late fees was made by Stover and seconded by Alderman. Passed unanimously.

Motion to exit Executive Session at 9:09 pm was made by Stover and seconded by Alderman. Passed unanimously.

Motion to approve waiving the late fees in the amount of \$25 for account #1110062901 was made by Stover and seconded by Alderman. Passed unanimously.

XII. ADJOURN

Motion to adjourn at 9:10 pm was made by Stover and seconded by Kraemer. Passed unanimously.