

MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
July 16, 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
Victoria Swanson- Member at Large
Holly Gibson- MMF Community Manager
- III. APPROVAL OF AGENDA
Motion to approve the agenda with amendments listed below was made by Stover and seconded by Kraemer. Passed unanimously.
 - A. Add Item E. Application for the Grounds Committee to VII. Administrative/Operational Business
 - B. Add Item G. Pool Behavior to XII. Executive Session
- 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 14008 Willet Way joined the meeting, no concerns.
- V. APPROVAL OF MINUTES
 - A. Board Meeting Minutes – 6/18 Meeting
Motion to approve the minutes of the 6/18/24 Board meeting was made by Stover and seconded by Alderman. Passed unanimously.
 - B. Upcoming Board Meeting Dates – 8/20
Adding an Admin Meeting on August 5th at 7pm
- VI. ASSOCIATION REPORTS
 - A. President's Report
 - B. Activities Committee
 - C. Grounds Committee
- VII. ADMINISTRATIVE / OPERATIONAL BUSINESS
 - A. Reserve Study
Motion to accept the Reserve Study was made by Smayda and seconded by Alderman. Passed unanimously.
 - B. American Disposal Price Increase
 - C. PWC Storm Water Pond Inspection
 - D. State of Virginia – Department of Conservation and Recreation Dam Safety Certification Notice
 - E. Covenants Committee Volunteer Application
Motion to approve the volunteer form on Kingbird Court to join a Committee was made by Kraemer and seconded by Smayda. Passed unanimously.
- VIII. FINANCIAL MANAGEMENT – TREASURER'S REPORT
 - A. Status of Operations – 5/31/24
 - B. CD Maturing 7/19
Motion to approve moving the funds maturing on the 19th to rolling it over to a 24-month at 4.75% to mature July '26 was made by Alderman and seconded by Smayda Passed unanimously.
 - C. Cost Code Adjustment – Activities Charge

IX. GROUNDS & IRRIGATION

- A. Alley - Trash Truck Damage Issues
- B. Irrigation Repairs – Rollins Ford/Song Sparrow

Motion to approve HLS Proposal #29677 for Irrigation Repairs on Rollins Ford/Song Sparrow in the amount of \$877.89 was made by Stover and seconded by Smayda. Passed unanimously.

X. ASPHALT & COURTYARD BRICK REPAIRS

- A. Asphalt Update
- B. Courtyard Brick Repair Update

XI. POOL

- A. Pool Repairs
- B. Lifeguard Stand Umbrella
- C. Pool Portal Update

XII. EXECUTIVE SESSION

Motion to enter Executive Session at 8:22 pm to discuss HO Correspondence was made by Stover and seconded by Smayda. Passed unanimously.

Motion to exit Executive Session at 9:05 pm was made by Stover and seconded by Alderman. Passed unanimously.

XIII. ADJOURN

Motion to adjourn at 9:06 pm was made by Stover and seconded by Kraemer. Passed unanimously.