MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
August 20, 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
Rob Gillette- Activities Committee
Michele Ball- Activities Committee
Bobby Bryan- Covenants Committee

III. APPROVAL OF AGENDA
Amendments to Agenda approved by a unanimous vote.
A. Add Item D. Pool Incident 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 brought to the attention of the board installing an additional dog waste station on Yellow Hammer
Resident at 8937 Kingbird Ct

V. APPROVAL OF MINUTES
A. Board Meeting Minutes – 7/16 Meeting
Motion to approve the minutes of the7/16/24 Board meeting was made by Stover and seconded by Smayda. Passed unanimously.
B. Admin Meeting Minutes – 8/5 Minutes
Motion to approve the minutes of the 8/5/24 Board meeting was made by Stover and seconded by Smayda. Passed unanimously.
C. Upcoming Board Meeting Dates – 9/24

VI. ASSOCIATION REPORTS
A. Activities Committee
Movie night was rained out
B. Grounds Committee
No report

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS
A. American Disposal Price Increase
B. Covenants Committee Start Up

VIII. FINANCIAL MANAGEMENT – TREASURER'S REPORT
A. Status of Operations – 7/31/24
B. CD Ladder Chart – 7/31/24

IX. GROUNDS & IRRIGATION

A. Irrigation Repairs – Peacock Park and Rollins Ford/Song Sparrow

Motion to approve the HLS Proposal #30923 in the amount of $479.25 was made by Stover and seconded by Smayda. Passed unanimously.

Motion to approve the HLS Proposal #30924 in the amount of $825.84 was made by Alderman and seconded by Kraemer. Passed unanimously.

B. 2025 Landscape Proposal Discussion

X. ASPHALT & COURTYARD BRICK REPAIRS

A. Courtyard Brick Repairs

Motion to approve the TKM Proposal 8.7.24 in the amount of $18,050 was made by Kraemer and seconded by Alderman. Passed unanimously.

B. Asphalt Repairs

Motion to approve the Resurface Inc Proposal #240356 in the amount of $14,832 was made by Alderman and seconded by Kraemer. Passed unanimously. Stover abstained from voting

Motion to approve the Resurface Inc Proposal #4240356 in the amount of $11,971.30 was made by Alderman and seconded by Kraemer. Passed unanimously. Stover abstained from voting

Motion to approve the Resurface Inc Proposal #5240356 in the amount of $1,500 was made by Alderman and seconded by Kraemer. Passed unanimously. Stover abstained from voting

XI. EXECUTIVE SESSION

Motion to enter Executive Session at 8:47 pm to discuss HO Correspondence and pool incidents was made by Stover and seconded by Alderman. Passed unanimously.

Motion to exit Executive Session at 9:26 pm was made by Stover and seconded by Alderman. Passed unanimously.

XII. ADJOURN

Motion to adjourn at 9:26 pm was made by Stover and seconded by Alderman. Passed unanimously.