MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
September 24, 2024
BOARD MEETING MINUTES

I. CALL TO ORDER
Stover called the meeting to order at 7:01 pm

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

III. APPROVAL OF AGENDA
Amendments to Agenda approved by a unanimous vote.
A. Add Item IX. Grounds & Irrigation, C. Yellow Hammer Pergola Landscape Renovation

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 9020 Woodpecker Court

V. APPROVAL OF MINUTES
A. Admin Meeting Minutes – 7/9 Meeting
Board tabled to 10/22 meeting.
B. Board Meeting Minutes – 8/20 Minutes
C. **Motion to approve the minutes of the 8/20/24 Board meeting was made by Stover and seconded by Kraemer. Passed unanimously.**
D. Upcoming Board Meeting Dates – 10/22
E. Annual Meeting – 11/12
Add Admin Meeting on 10/15

VI. ASSOCIATION REPORTS
A. Activities Committee
B. Grounds Committee

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS
A. Covenants Committee Start Up
B. Management Authorization – Repair Funding
Motion to approve an increased spending limit for the Onsite Manager to $750 was made by Swanson and seconded by Smayda. Passed unanimously.
C. Call for Candidates
D. Inspections Update
E. Pet Waste Contract Renewal
Motion to approve the PoopScoop Troopers pet waste contract renewal for 2 years (2025-2026) at $165 per weekly service for the first year and $170 per weekly service for the second year, plus the cost of pet waste bags, was made by Stover and seconded by Smayda. Passed unanimously.
F. Virginia Water & Wetlands Contract Renewal
Motion to approve the Virginia Water & Wetlands Contract Renewal proposals #24-459 & #25-105 not to exceed an 18% increase was made by Swanson and seconded by Smayda. Passed unanimously.

VIII. FINANCIAL MANAGEMENT – TREASURER'S REPORT

A. Status of Operations – 8/31/24

B. CD Maturing 10/4

Motion to approve rolling the $50,000 Safra National CD for a 3-year CD at 3.7% was made by Stover and seconded by Smayda. Passed unanimously.

C. Additional CD Investment

Motion to approve the investment of $50,000 from the Morgan Stanley Money Market accounts into a 1-year CD at a 4% rate was made by Stover and seconded by Kraemer. Passed unanimously.

D. 2023 Audit Recommendations

Motion to approve the audit recommendation of allocating $1,624 to landscape renovations was made by Stover and seconded by Swanson. Passed unanimously.

E. 2025 Draft Budget

IX. GROUNDS & IRRIGATION

A. Irrigation Repairs - HLS Pre-Authorization Proposal

B. Tree Removal Proposal

Motion to approve the Barren Tree service proposal #4578 in the amount of $2,000 for removal of dead tree at Peacock Park was made by Stover and seconded by Swanson. Passed unanimously.

Motion to approve the Barren Tree service proposal #4579 in the amount of $1,125 for the removal of dead tree in common are between Flicker and Grackle Courts was made by Stover and seconded by Swanson. Passed unanimously.

Motion to approve the Barren Tree service proposal #4582 in the amount of $625 to remove dead tree at Indigo Court was made by Stover and seconded by Swanson. Passed unanimously.

C. Yellow Hammer Pergola Landscape Renovation

Motion to approve the Grounds Committee allocating the remaining funds of the 2024 Landscape Enhancement budget to be used towards landscape enhancements through the neighborhood where they seem fit was made by Stover and seconded by Kraemer. Passed unanimously.

X. ASPHALT & COURTYARD BRICK REPAIRS

A. Asphalt Repairs

B. Courtyard Brick Repairs

XI. EXECUTIVE SESSION

Motion to enter Executive Session at 9:21 pm to discuss collections and arc applications was made by Stover and seconded by Kraemer. Passed unanimously.

Motion to exit Executive Session at 9:31 pm was made by Stover and seconded by Swanson. Passed unanimously.

XII. ADJOURN

Motion to adjourn at 9:31 pm was made by Stover and seconded by Kraemer. Passed unanimously.