MEADOWS AT MORRIS FARM
BOARD OF DIRECTORS MEETING
December 10, 2024
BOARD MEETING MINUTES

I. CALL TO ORDER

II. ROLL CALL/ESTABLISH QUORUM

III. APPROVAL OF AGENDA
Adjustment to Agenda approved by unanimous vote.
A. Move Item XII. OFFICER POSITIONS to EXECUTIVE SESSION, E.

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.)
Mr. Sah asked about the process for separating cluster mailboxes and voiced concerns about repairs needed to cluster mailboxes. Management and Board responded.

V. APPROVAL OF MINUTES
  A. Board Meeting Minutes – 10/22
  Motion to approve the minutes of the 10/22/24 Board meeting was made by Stover and seconded by Alderman. Passed unanimously.

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

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS
  A. Corporate Transparency Act Update

VIII. FINANCIAL MANAGEMENT – TREASURER'S REPORT
  A. Status of Operations – 10/31/24
  B. CD Ladder Chart
  C. CD Maturing 1/21/25
  Motion to approve rolling the $50,000 Goldman Sachs CD for a 2-year CD at the best rate available was made by Alderman and seconded by Stover. Passed unanimously.
  D. Additional CD Investment
  Motion to approve moving $50,000 from the Morgan Stanley Money Market and invest in a 3-year CD at the best rate available was made by Alderman and seconded by Long. Passed unanimously.

IX. GROUNDS & IRRIGATION
  A. Irrigation Repairs – Rollins Ford
  B. Catbird Retaining Wall Repair & Stump Removal
  C. Catbird Pine Tree Maintenance
  D. Light Pole Vegetation Maintenance
  E. Landscape Maintenance Contract 2026-2027
  Motion to approve the HLS Landscape Maintenance contract for an additional 2 years, 2026 @ $150,288 and 2027 @ $156,300 was made by Stover and seconded by Alderman. Passed unanimously.

X. GENERAL MAINTENANCE UPDATES
  A. Sign Repairs
  B. Pipe Clean Out Repair – Pool House Common Area
  C. Heater Replacement – Pool House Pump Rooms

D. Gutter Cleaning – Pool House

XI. ASPHALT & COURTYARD BRICK REPAIRS

A. Courtyard Brick Repairs Update

XII. OFFICER POSITIONS

XIII. EXECUTIVE SESSION

Motion to enter Executive Session at 8:09 pm to discuss collections, waiver requests and violations was made by Stover and seconded by Alderman. Passed unanimously.

Motion to exit Executive Session at 8:39 pm was made by Stover and seconded by Swanson. Passed unanimously.

Motion to approve waiving payment plan request for account #1110027601 was made by Stover and seconded by Long. Passed unanimously.

Motion to approve a violation extension request for account #1110053301 was made by Stover and seconded by Swanson. Passed unanimously.

Motion to appoint Kim Sullins to the Board of Directors for a term beginning 12/11 until the 2025 Annual Meeting in November, was made by Stover and seconded by Alderman. Passed unanimously.

<u>OFFICER POSITIONS</u>

The Board agreed on the following positions:

Victoria Swanson – President
Kim Sullins – Vice-President
Craig Alderman – Treasurer
Sunil Sah – Secretary
John Long – Member At Large

XIV. ADJOURN

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