

MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING

January 28, 2025

BOARD MEETING MINUTES

I. CALL TO ORDER

Kim Sullins called the meeting to order at 7:01pm

II. ROLL CALL/ESTABLISH QUORUM

Victoria Swanson – President – Absent with Notice

Kim Sullins - Vice President

John Long - Member at Large

Craig Alderman - Treasurer

Sunil Sah – Secretary

Holly Gibson - MMF Community Manager

Committee Members:

Travis Tazier- Grounds Committee Chair

Rob Gillette – Activities Committee Chair

Erica Fecko – Activities Committee

Bobby Bryan – Covenants Committee

III. APPROVAL OF AGENDA

Amendments to Agenda approved by a unanimous vote.

A. Add Item VIII, Financial Management, F. Reserve Funds Move to Operating

B. Add Item XII, Executive Session, F. HO Correspondence – Violation Extension Request

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.)

Residents in attendance:

XXXX Song Sparrow – Violation extension and fine waiver request.

XXXXX Sharpshinned – Violation extension request.

XXXX Yellow Hammer – Violation extension request.

V. APPROVAL OF MINUTES

A. Board Meeting Minutes – 12/10

Motion to approve the minutes of the meeting held on 12/10/24 was made by Alderman, and seconded by Long. Passed unanimously.

B. Upcoming Meeting Dates

Future meeting dates were approved unanimously. Adjustments may be made in the future if there are scheduling conflicts.

- 2/25, 3/25, 4/22, 5/27, 6/24, 7/22, 8/26, 9/23, 10/28, 11/11 (Annual), 12/16**

VI. ASSOCIATION REPORTS

A. Grounds Committee

Ground Chair Tazier requested that the Board consider amending the snow removal contract to include bus stops.

B. Covenants Committee

Grounds Chair Gillette advised that the Committee plans to hold similar events for 2025 as done in 2024 and they are still looking for additional members and Chair.

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS

- A. Corporate Transparency Act Update
- B. Accident Rollins Ford Road/Indigo Bunting 12/10/24
- C. Sedge Wren/Sharpshinned Intersection/PWC Update
- D. Annual Calendar
- E. HVAC Maintenance Contract Renewal

Motion to approve the 2025 HVAC Annual Maintenance Contract from J Hood in the amount of \$545 was made by Sullins, and seconded by Alderman. Passed unanimously.

F. Website Hosting Contract Renewal

Motion to approve the 2025-2026 Website Contract from Vanguard Ideation LLC at a cost of \$110 per month, with a request for Vanguard to extend their contract and hold their price for 2026 and/or 2027, was made by Long, and seconded by Sullins. Passed unanimously.

VIII. FINANCIAL MANAGEMENT – TREASURER’S REPORT

- A. Status of Operations – 11/30/24
- B. CD Ladder Chart
- C. CD Maturing 2/18/25
- D. CD Maturing 2/19/25

Motion made was made by Alderman and seconded by Long to approve the investment recommendation from Hamilton Clark at Morgan Stanley to reinvest the \$100,000 CD from BMW Bank maturing on 2/18/25 and the \$50,000 CD from Beal Bank maturing on 2/19/25 as follows:

- Invest \$75,000 for 60 days at 4.15% to mature in April 2025
- Invest \$75,000 for 3 years at 4.20% to mature in February 2028

Passed unanimously.

Motion was made by Alderman and seconded by Sullins to transfer \$50,628.87 from select Reserve accounts to the Operating account to reimburse the Operating account for funds spent on 2024 Reserve projects. Passed unanimously.

IX. GROUNDS

- A. Catbird Drive No Parking Area - Fire Marshall Update
- B. Mowing Update - Rollins Ford at Ellis Mill Estates
- C. Snow Removal Update

X. GENERAL MAINTENANCE UPDATES

- A. Peacock Park Pole & Monument Lighting Repairs
- B. HVAC Repair – Pool House

XI. ASPHALT & COURTYARD BRICK REPAIRS

- A. Courtyard Brick & Concrete Repairs
- B. Asphalt Repairs

XII. EXECUTIVE SESSION

Motion to enter Executive Session at 8:18 pm to discuss collections and violations was made by Sullins and seconded by Alderman. Passed unanimously.

Motion to exit Executive Session at 8:45 pm was made by Sullins and seconded by Alderman. Passed unanimously.

XIII. ADJOURN

Motion to adjourn at 8:49 pm was made by Sullins and seconded by Alderman. Passed unanimously.