

MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING

April 10, 2025

BOARD ADMIN MEETING MINUTES

I. CALL TO ORDER

Swanson called the meeting to order at 7:01 pm.

II. ROLL CALL/ESTABLISH QUORUM

Victoria Swanson – President

Kim Sullins – Vice President – Absent with Notice

Craig Alderman – Treasurer – Absent with Notice

John Long - Member at Large

Sunil Sah – Secretary

Holly Gibson - MMF Community Manager

Travis Tazier- Grounds Committee

III. APPROVAL OF AGENDA

Motion to approve the agenda was made by Swanson, seconded by Long. Passed unanimously.

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.)

No homeowners attended the meeting.

V. UPCOMING MEETING

A. Upcoming Meeting Date – April 22nd

VI. ASSOCIATION REPORTS

A. Grounds Committee

B. Activities Committee

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS

A. Annual Inspection Notice

Motion to approve the Annual inspection notice drafted by the Communication Committee was made by Swanson, seconded by Long. Passed unanimously.

VIII. FINANCIAL MANAGEMENT

A. CD Maturing 4/21/25

Motion to approve Morgan Stanley's recommendation to re-invest the \$75,000 Mutual One CD in a 3-year CD at 4% or best rate available at the time of maturity was made by Long, seconded by Swanson. Passed unanimously.

IX. GROUNDS

A. Playground Inspection

B. Drainage Issue – Pool House

Motion to approve Eagle Maintenance Proposal #4545 for \$750.92 for the draitile project at the Pool House was made by Long, seconded by Swanson. Passed unanimously.

X. GENERAL MAINTENANCE

A. Pool House Painting

Motion to approve Eagle Maintenance proposal #4539 for \$1,9934.74 for power washing & proposal #4537 for painting of the pool house was made by Long, seconded by Swanson. Passed unanimously.

B. Pool House Roof Cleaning

C. Pool Mushroom Painting

Motion to approve Premier Powerwash LLC Proposal of \$950.00 for Pool Mushroom Painting was made by Swanson, seconded by Long. Passed unanimously.

XI. LANDSCAPE

A. Crape Myrtle Treatment

Motion to approve Barren Tree Solutions proposal #4841 to treat Crape Myrtles Option #1 for \$3,927.00 and Option #2 for \$2,264 was made by Long, seconded by Swanson. Passed unanimously.

XII. EXECUTIVE SESSION

Motion to enter the Executive Session at 7:31 pm was made by Swanson and seconded by Long. Passed unanimously.

Motion to exit the Executive Session at 7:51 pm was made by Swanson and seconded by Long. Passed unanimously.

XIII. ADJOURN

Motion to adjourn at 7:57 pm was made by Swanson and seconded by Long. Passed unanimously.