

MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING

February 26, 2025

BOARD MEETING MINUTES

I. CALL TO ORDER

Kim Sullins called the meeting to order at 7:03 pm

II. ROLL CALL/ESTABLISH QUORUM

Victoria Swanson – President

Kim Sullins - Vice President

John Long - Member at Large - Absent

Craig Alderman - Treasurer

Sunil Sah – Secretary

Holly Gibson - MMF Community Manager

Committee Members:

Rob Gillette – Activities Committee Chair

Travis Tazier- Grounds Committee Chair

III. APPROVAL OF AGENDA

Approved by unanimous vote.

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 Yellow Hammer – Expressed concern about residents not picking up dog waste.

V. APPROVAL OF MINUTES

A. Board Meeting Minutes – 1/28

Motion to approve the minutes of the meeting held on 1/28/25 was made by Sullins, seconded by Alderman. Passed unanimously.

B. Hearing Minutes – 12/3

Motion to approve the minutes of the Hearing held on 12/3/24 was made by Swanson, seconded by Alderman. Motion passed. Sullins abstained, was not on Board at the time.

C. Upcoming Meeting Dates

Admin Meeting scheduled for 3/18 and Board meeting scheduled for 3/26.

VI. ASSOCIATION REPORTS

A. Grounds Committee

B. Covenants Committee

1. Cluster Mailbox Update

C. Activities Committee

1. Glenkirk 5K & Fun Run

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS

A. Corporate Transparency Act Update

B. Sedge Wren/Sharpshinned Intersection/PWC Update

C. Annual Calendar

D. 2025 Contractor Services Schedule

E. Website Hosting Contract Renewal Update

F. Pool House Cleaning Contract

Motion to approve the proposal from Buswell & Bennett for seasonal pool house cleaning at a cost of \$80 per cleaning (estimate of eight visits) was made by Swanson, seconded by Alderman. Passed unanimously.

VIII. FINANCIAL MANAGEMENT – TREASURER’S REPORT

- A. Status of Operations – 12/31/24
- B. CD Ladder Chart
- C. CD Maturing 2/18/25 & 2/19/25 Update

IX. GROUNDS

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

Motion to approve the proposal from RAISE Safety for inspections of the Association playgrounds at a cost of \$1,375 was made by Swanson, seconded by Sullins. Passed unanimously.

E. Tot Lot Mulch

Board tabled review of proposal from HLS for playground mulch until playground inspections are completed.

X. GENERAL MAINTENANCE

XI. ASPHALT & COURTYARD BRICK REPAIRS

- A. Asphalt, Concrete and Courtyard Brick/Concrete Repairs

XII. POOL

- A. Chlorine Tank Storage Shed

Motion to code invoice from Crystal Aquatics for Chlorine Tank Storage Shed to #5020 Capital Improvements.

- B. Pool Committee Volunteers

XIII. EXECUTIVE SESSION

Motion to enter Executive Session at 8:24 pm to discuss collections and violations was made by Swanson, seconded by Alderman. Passed unanimously.

Motion to exit Executive Session at 8:44 pm was made by Swanson, seconded by Sullins. Passed unanimously.

XIV. ADJOURN

Motion to adjourn at 8:45 pm was made by Swanson, seconded by Sullins. Passed unanimously.