MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING

October 28, 2025

BOARD MEETING MINUTES

I. CALL TO ORDER

Swanson called the meeting to order at 7:03 pm.

II. ROLL CALL/ESTABLISH QUORUM

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

Holly Gibson - MMF Community Manager

Erica Fecko - Activity committee

III. APPROVAL OF AGENDA

Motion to approve the agenda was made by Swanson and seconded by Sah. 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.)

V. APPROVAL OF MINUTES & UPCOMING MEETINGS
   A. Board Meeting Minutes – 9/23

Motion to approve the meeting minutes from 09/23 was made by Swanson and seconded by Sah. Passed unanimously.

   B. Budget/Admin Meeting Minutes – 10/7

Motion to approve the Budget/admin meeting minutes from 10/07 was made by Swanson and seconded by Sah. Passed unanimously.

   C. Annual Meeting Date – November 12th
   D. Upcoming Meeting Date – November 25th

VI. ASSOCIATION REPORTS
   A. Activities Committee – Fall Festival Update

VII. ADMINISTRATIVE & OPERATIONAL BUSINESS
   A. CICB Updates to Complaint Resolution

Motion to approve engagement of Erik Fox/Rees Broome not to exceed one (1) hour of legal service to prepare updates to the Morris Farm Complaint Resolution as required by the Common Interest Community Board, was made by Sullins and seconded by Swanson. Passed unanimously.

B. Architectural Applications

Motion to approve Architectural application for resident at XXXX Barn Owl CT was made by Swanson and seconded by Sullins. Passed unanimously.

VIII. FINANCIAL MANAGEMENT

A. Financials as of September 30th

B. CD Maturing 10/27/2025

Motion to approve to reinvestment of $50,000.00 Flagstar CD maturing on 10/27/25 for 4 years at 3.75% as recommended by Hamilton Clark/Morgan Stanley was made by Alderman and seconded by Long. Passed unanimously.

C. Purchase of Additional CD

Motion to approve the purchase of additional CD of $50,000.00 out of Morgan Stanley Preferred Savings Account (10/16/25 balance of $210,730.00) for 3 years at 3.65% as recommended by Hamilton Clark/Morgan Stanley was made by Alderman and seconded by Sullins. Passed unanimously.

D. 2026 Draft Budget

Motion to approve 2026 Draft Budget as prepared by SFMC was made by Alderman and seconded by Long. Passed unanimously.

IX. POOL

A. 2026 – 2028 Pool Management Proposal

Motion to approve the Crystal Aquatics 3-year Pool Management proposal of $111,100 for 2026; $108,500 for 2027; & 112,350 for 2028, made by Long and seconded by Alderman. Passed unanimously.

X. EXECUTIVE SESSION

Motion to enter the Executive Session at 7:27 pm was made by Sullins and seconded by Swanson. Passed unanimously.

Motion to exit the Executive Session at 8:12 pm was made by Swanson and seconded by Sullins. Passed unanimously.

XI. ADJOURN

Motion to adjourn at 8:21 pm was made by Swanson and seconded by Long. Passed unanimously.