

MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING

November 25, 2025

BOARD MEETING MINUTES

- I. CALL TO ORDER
- II. ROLL CALL/ESTABLISH QUORUM

Victoria Swanson – President
John Long – Vice President
Craig Alderman – Treasurer
Ajay Kapur - Member at Large

Holly Gibson - MMF Community Manager

Brian Ellingson – Pool Committee

- III. APPROVAL OF AGENDA

Agenda was unanimously approved as presented.

- 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 – 10/28

Motion to approve the 10/28 meeting minutes was made by Swanson and seconded by Long. Passed unanimously.

B. Upcoming Meeting Date – December 9th

C. 2026 Meeting Dates

- VI. ASSOCIATION REPORTS

A. Pool Committee – Pool Furniture Restoration

- VII. ADMINISTRATIVE & OPERATIONAL BUSINESS

A. PWC Trespass Enforcement Program Renewal

Motion to approve the PWC Trespass Enforcement Program was made by Kapur and seconded by Long. Passed unanimously.

B. CICB Updates - Complaint Resolution

Motion to approve the Complaint Resolution #2025-01 was made by Long and seconded by Swanson. Passed unanimously.

C. Board Positions

The Board agreed on the following positions:

Victoria Swanson – President
John Long – Vice-President
Craig Alderman – Treasurer
Ajay Kapur – Member At Large

D. Architectural Applications

Motion to approve the ARC application for #1110009301 was made by Swanson and seconded by Kapur. Passed unanimously.

VIII. POOL

Pool Furniture Restoration

IX. EXECUTIVE SESSION

Motion to enter the Executive Session at 7:51 pm was made by Kapur and seconded by Alderman. Passed unanimously.

Motion to exit the Executive Session at 8:15 pm was made by Swanson and seconded by Kapur. Passed unanimously.

X. ADJOURN

Motion to adjourn at 8:19 pm was made by Kapur and seconded by Long. Passed unanimously.