

MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING

March 26, 2025

BOARD MEETING MINUTES

I. CALL TO ORDER

Victoria Swanson 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

Craig Alderman - Treasurer

Sunil Sah – Secretary – Absent with Notice

Holly Gibson - MMF Community Manager

Committee Members:

Travis Tauzier- Grounds Committee Chair

Others Present:

Erik Fox – Legal Counsel, Rees Broome

III. APPROVAL OF AGENDA

Agenda approved by a unanimous vote.

IV. RESIDENT OPEN FORUM

Two residents residing on Broadwinged Drive voiced their concerns about people using the alley behind their homes as a cut through to Willett Way and their concern about excessive speed on the alleys.

V. APPROVAL OF MINUTES

A. Board meeting minutes for 2/26 and 3/18

Motion to approve the minutes of the meeting held on 2/26/25 was made by Swanson, and seconded by Sullins. Passed unanimously.

Motion to approve the minutes of the meeting held on 3/18/25 was made by Swanson, and seconded by Sullins. Passed unanimously.

B. Hearing minutes for 3/18

Motion to approve the minutes of the hearing held on 3/18/25 was made by Swanson, and seconded by Sullins. Passed unanimously.

C. Upcoming Board Meetings

Future meeting dates scheduled for 4/10 and 4/22. Sullins will be unable to attend 4/10 meeting.

VI. ASSOCIATION REPORTS

A. Grounds Committee

Grounds Chair Tauzier briefed the Board on the issues with the Crape Myrtles and Boxwoods and the proposals submitted by HLS. Also advised that residents have recommended that the Gazebo at Peacock Park be removed and swings installed.

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS

A. PWC Rollins Ford Roundabout Project Update

VIII. FINANCIAL MANAGEMENT

A. Status of Operations – February 28, 2025

B. CD Ladder Chart

C. CDs Maturing 4/21/25

IX. GROUNDS

A. Playground Inspection

Motion to cancel contract with Raising Safety because they don't carry liability insurance and accept the proposal from Playground Patrol in the amount of \$1,575 was made by Swanson and seconded by Long. Passed unanimously.

X. GENERAL MAINTENANCE

A. Pool House Painting and Roof Cleaning

Painting

The Board tabled discussion of pool house painting until the 4/10 Admin meeting.

Cleaning Roof

Motion to approve the Premier Power Wash LLC proposal in the amount of \$700 to power wash the pool house copper roof was made by Swanson, and seconded by Sullins. Passed unanimously.

XI. POOL

A. Pool Management Contract

Motion to approve the contract price increase from Crystal Aquatics of \$1,650.91 for 2025 pool management was made by Swanson, and seconded by Sullins. Passed unanimously.

XII. EXECUTIVE SESSION

Motion to enter Executive Session at 7:50 pm to discuss collections, violations and homeowner concerns was made by Swanson and seconded by Sullins. Passed unanimously.

Motion to exit Executive Session at 8:27 pm was made by Sullins and seconded by Alderman. Passed unanimously.

XIII. ADJOURN

Motion to adjourn at 8:28 pm was made by Swanson and seconded by Long. Passed unanimously.