

MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING

April 22, 2025

BOARD MEETING MINUTES

I. CALL TO ORDER

Swanson called the meeting to order at 7:00 pm.

II. ROLL CALL/ESTABLISH QUORUM

Victoria Swanson – President

Kim Sullins – Vice President

Craig Alderman – Treasurer – Absent with Notice

John Long - Member at Large

Sunil Sah – Secretary

Holly Gibson - MMF Community Manager

Erica Fecko - Activity committee

Scott White - Activity committee

III. APPROVAL OF AGENDA

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.)

HO : Jennifer Oister

V. APPROVAL OF MINUTES

A. Board Meeting Minutes – 3/26 & 4/10

B. Upcoming Meeting Dates – 5/27

VI. ASSOCIATION REPORTS

A. Activities Committee

B. Grounds Committee

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS

A. Insurance 2025 -2026

VIII. FINANCIAL MANAGEMENT – TREASURER’S REPORT

A. Status of Operations – 3/31/25

B. 2024 Draft Audit

C. CD Maturing 4/21/25

D. Bad Debt Write Off

IX. GROUNDS & IRRIGATION

A. Landscape Site Inspection

B. Irrigation Start Up

C. HLS Proposal #35552 – Tulip Bulbs

D. HLS Proposal #35336 – Flower Planters at Pool

X. POOL

A. Pool Mushroom Proposal

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

- B. Chlorine Vat Storage Update
- C. Pool Package Letter & Guest Policy

XI. EXECUTIVE SESSION

Motion to enter the executive session at 7:39 PM was made by Long and seconded by Swanson. Passed unanimously.

Motion to exit the executive session at 7:47 PM was made by Long and seconded by Swanson. Passed unanimously.

XII. ADJOURN

Motion to adjourn was at 7:51 pm was made by Swanson and seconded by Long. Passed unanimously.