MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING
June 4, 2025
BOARD MEETING MINUTES

I. CALL TO ORDER

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

II. ROLL CALL/ESTABLISH QUORUM

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

Holly Gibson - MMF Community Manager
Scott White - Activity Committee

III. APPROVAL OF AGENDA

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.)

HO's, residents at Ladderback & Catbird bring their concerns about people using common area behind their homes and installation of basketball hoop in common area for the use of residents

V. APPROVAL OF MINUTES
   A. Board Meeting Minutes – 3/26 & 4/10

Motion to approve the board meeting minutes held on 3/26 & 4/10 was approved by Sullins and seconded by Swanson. Passed unanimously.

   B. Written Consent Minutes – 5/6 & 5/29

Motion to approve written consent minutes from May 6th & May 29th was approved by Sullins and seconded by Swanson. Passed unanimously.

   C. Upcoming Meeting Dates – 6/24

VI. ASSOCIATION REPORTS
   A. Activities Committee
   B. Grounds Committee

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS
   A. American Disposal Contract Renewal Proposal

Motion to approve 3-year contract renewal with American Disposal as included in board packet was made by Sullins and seconded by Swanson. Passed unanimously.

VIII. FINANCIAL MANAGEMENT – TREASURER'S REPORT
   A. Status of Operations – 4/30/25
   B. CD Maturing 6/10/25 & 6/30/25

Motion to approve as recommended by Hamilton Clark/Morgan Stanley reinvestment of (1) CD $50,000.00 maturing on 6/10/25 for 36 months @ 4.15% APR & (2) CD $30,000.00 maturing on 6/30/25 with additional $20,000.00 from operating cash with total CD amount of $50,000.00 for 48 months @4.25% APR was made by Sullins and seconded by Swanson. Passed unanimously.

IX. GROUNDS

A. Playground Inspection Report

B. Trailhead Sign Maintenance

Motion to approve Trailhead sign maintenance included in board packet at cost not to exceed $500.00 was made by Sullins and seconded by Swanson. Passed unanimously.

C. 4th of July Flags

X. EXECUTIVE SESSION

Motion to enter the executive session at 7:44 pm was made by Sullins and seconded by Swanson. Passed unanimously.

Motion to exit the executive session at 8:18 pm was made by Sullins and seconded by Swanson. Passed unanimously.

XI. ADJOURN

Motion to adjourn at 8:23 pm was made by Sullins and seconded by Swanson. Passed unanimously.