MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING
July 22, 2025
BOARD MEETING MINUTES

I. CALL TO ORDER

Swanson called the meeting to order at 7:07 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
Travis Tauzier- Grounds Committee

III. APPROVAL OF AGENDA

Motion to approve the agenda was made by Swanson, seconded by Long & 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.

No homeowners attended the meeting.

V. APPROVAL OF MINUTES
   A. Board Meeting Minutes – 6/24

Motion to approve the board meeting minutes held on 6/24 was made by Swanson and seconded by Sullins. Passed unanimously.

   B. Upcoming Meeting Dates – 8/26
Meeting date changed to 8/19.

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

VII. ADMINISTRATIVE / OPERATIONAL BUSINESS
   A. Security Camera Install
   B. Security Camera Maintenance

Motion to approve proposal from Timely Tech for semi-annual Camera System Service & Maintenance Plan at cost not to exceed $190.00 annually was made by Swanson and seconded by Sullins. Passed unanimously.

C. Pool Committee Volunteers

Motion to approve Emily Ellingson & Brian Elligson as a members of the Pool committee was made by Sullins and seconded by Long. Passed unanimously.

VIII. FINANCIAL MANAGEMENT – TREASURER'S REPORT

A. Status of Operations – 6/30/25

B. CD Matures 8/4/25

Motion to approve recommendation from Hamilton Clark/Morgan Stanley to reinvestment $50,000.00 CD maturing on 8/4/25 in a 36-month CD @ 4.00% APR was made by Alderman and seconded by Long. Passed unanimously.

C. CD Ladder Chart

IX. GROUNDS & IRRIGATION

A. Playground Repairs & Mulch

Motion to approve proposal from Playground Patrol dated July 18, 2025 for playground repairs at a cost not to exceed $2,000.00 was made by Sullins and seconded by Swanson. Passed unanimously.

B. Playground Mulch

Motion to approve HLS Landscaping proposal #39340 dated July 14, 2025 to add mulch to the 3 tot lots at a cost not to exceed $13,900 was made by Swanson and seconded by Sullins. Passed unanimously.

C. Playground Timbers

Motion to approve HLS Landscaping proposal #39334 dated July 14, 2025 to replace Timbers at 2 tot lots (Peacock Park & Brown Thrasher/Willett) at a cost not to exceed $3,200 was made by Swanson and seconded by Long. Passed unanimously.

D. Playground Root Removal

E. Tree Removal

Motion to approve proposal #5056 from Barren Tree Solutions for tree removal at a cost not to exceed $1,800.00 was made by Sullins and seconded by Long. Passed unanimously.

F. Irrigation Repairs

X. EXECUTIVE SESSION

Motion to enter the executive session at 8:11 pm was made by Sullins and seconded by Long. Passed unanimously.

Motion to exit the executive session at 8:40 pm was made by Swanson and seconded by Sullins. Passed unanimously.

XI. ADJOURN

Motion to adjourn at 8:51 pm was made by Sullins and seconded by Long. Passed unanimously.