

MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING

September 23, 2025

BOARD MEETING MINUTES

I. CALL TO ORDER

Swanson called the meeting to order at 7:01 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**

Travis Tazier- Grounds Committee

III. APPROVAL OF AGENDA

Motion to approve the agenda was made by Swanson, seconded by Sullins. 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.)

V. APPROVAL OF MINUTES & UPCOMING MEETINGS

A. Board Meeting Minutes – 8/19

Motion to approve the meeting minutes from 8/19 was made by Swanson and seconded by Long. Passed unanimously.

B. Budget/Admin Meeting Minutes – 9/9

Motion to approve the Budget/Admin meeting minutes from 9/9 was made by Sullins and seconded by Long. Passed unanimously.

C. Upcoming Meeting Date – October 28th

D. Budget Meeting Date – Early October – TBD

E. Annual Meeting Date – November 12th

VI. ASSOCIATION REPORTS

A. Activities Committee – Management Fall Festival Update

B. Grounds Committee

VII. ADMINISTRATIVE & OPERATIONAL BUSINESS

A. Architectural Applications

Motion to approve Architectural application for resident at XXXXX Grackle Court & XXXX Yellow Hammer Drive was made by Swanson and seconded by Alderman. Passed unanimously.

VIII. FINANCIAL MANAGEMENT

- A. Financials as of August 31st
- B. A/R Bad Debt Write Off

Motion to approve Bad Debt Write off of \$106.65 for Acct # 1110004801 was made by Swanson and seconded by Sullins. Passed unanimously.

- C. 2026 Draft Budget

IX. GROUNDS & IRRIGATION

- A. Catbird - No Parking Area
- B. Irrigation Repair Update
- C. HLS Screech Owl Clean Up

Motion to approve HLS's proposal # 41854 in the amount of \$1,650.00 for the clean-up of the wooded common area behind Screech Owl, contingent upon HLS maintaining going forward as part of the annual contract, was made by Sullins and seconded by Long. Passed unanimously.

- D. HLS Screech Owl Tree & Bamboo Removal

Motion to approve HLS's proposal # 41859 in the amount of \$980.00 to clear out invasive bamboo and remove tree encroaching on the property at XXXX Screech Owl was made by Sullins and seconded by Long. Passed unanimously.

- E. HLS Screech Owl Ornamental Grass

Motion to approve HLS's proposal # 41864 in the amount of \$350.00 to install 5 ornamental grasses in empty landscape bed at the of Screech Owl was made by Sullins and seconded by Long. Passed unanimously.

- F. HLS Tree Care – Old Oak

Motion to approve HLS's proposal # 41865 in the amount of \$1,400.00 for removal of vines and undergrowth beneath the old oak tree at Barn Owl Court, contingent upon HLS maintaining going forward as part of the annual contract, was made by Sullins and seconded by Long. Passed unanimously.

X. POOL

- A. 2026 – 2028 Pool Management

XI. EXECUTIVE SESSION

Motion to enter the Executive Session at 7:39 pm was made by Sullins and seconded by Long. Passed unanimously.

Motion to exit the Executive Session at 8:20 pm was made by Swanson and seconded by Long. Passed unanimously.

XII. ADJOURN

Motion to adjourn at 8:21 pm was made by Long and seconded by Swanson. Passed unanimously.