MEADOWS AT MORRIS FARM - BOARD OF DIRECTORS MEETING

December 9, 2025

BOARD MEETING MINUTES

I. CALL TO ORDER

II. ROLL CALL/ESTABLISH QUORUM

Victoria Swanson – President
John Long – Vice President
Craig Alderman – Treasurer – Absent with Notice
Ajay Kapur - Member at Large

Holly Gibson - MMF Community Manager

III. APPROVAL OF AGENDA

Agenda was unanimously approved as presented.

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 – 11/25

Motion to approve the 11/25 meeting minutes was made by Swanson and seconded by Long. Passed unanimously.

   B. Upcoming Meeting Date – January 27
   C. May 2026 Meeting Date Change – Pool Opening

VI. ADMINISTRATIVE & OPERATIONAL BUSINESS
   A. Open Seat - Board of Directors
   B. 2026 Contractor Schedule
   C. Pool House Office Schedule

VII. FINANCIAL MANAGEMENT
   A. Financials as of October 31
   B. Morgan Stanley CD Ladder Chart
   C. CD Maturing 1/27/26

Motion to approve the re-investment of the $50,000 State Bank CD maturing 1/21/26 in a 3-year CD @ 3.75% maturing in January 2029 was made by Long and seconded by Kapur. Passed unanimously.

VIII. IRRIGATION MAPPING UPDATE
   A. Irrigation Mapping Update

IX. POOL FURNITURE
   A. Pool Furniture Restoration

Motion to approve Criterion proposal #27712 in the amount of $25,733.70 for the restoration of all pool furniture was made by Long and seconded by Kapur. Passed unanimously.

X. EXECUTIVE SESSION

Motion to enter the Executive Session at 7:41 pm was made by Long and seconded by Kapur. Passed unanimously.

Motion to exit the Executive Session at 7:42 pm was made by Swanson and seconded by Long. Passed unanimously.

XI. ADJOURN

Motion to adjourn at 7:48 pm was made by Long and seconded by Kapur. Passed unanimously.