

Meadowlake Farms Homes Association

Board Meeting Minutes April 2, 2024

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:30 pm. The meeting was held at the Tabb Library.

Personnel in Attendance: Tim Wallace (Pres.), Brian Bowman (Vice-Pres.), Dipak Patel (Dir.)

Personnel Absent: Wilbert Smith (Sec./Treas.), Sarah Knaub (Community Assoc. Mgr.)

Homeowners Present: Becky Weldon (Cluster Homes and Victory Community Mgt. Representative)

Open Forum: No comments made.

Previous Month's Minutes: A motion was made, seconded and unanimously approved to approve the minutes from the board meeting held March 5, 2024.

Cluster Homes Report: Ms. Weldon reported on ongoing tree work, ongoing exterior improvements to homes to get them updated to the new color palette, and paving options that are being researched.

Financial

1. Treasurer's Report (Operating Accounts): The March Treasurer's Report was sent out via email.
2. Assessment status/Receivables: 97% of 1st half assessments have been paid.
3. Reserve Fund: Mr. Wallace provided an update on the reserve funds.

Pool

1. Maintenance:
 - a. Mr. Wallace reported he reinforced the small shed that holds pool equipment/toys and it seems to be holding up well.
 - b. Clearwater is scheduled to remove the pool cover on April 17.
 - c. Pool Cleanup Day will be held May 11 from 9am to noon. May 18 will be the rain date. The board discussed the tasks that need to be completed.
2. Operations: Ms. Weldon reported for Ms. Knaub that the pool pass application website and the MFHA website have both been updated with the 2024 pool information.

Grounds

- Maintenance & repair items: No new developments
- Ballfield Security: Mr. Wallace provided an update on plans to install bollards and chain along the perimeter of the ballfield area. Ms. Knaub submitted an update on communications with the travel softball organization that uses the ballfield.

ARC Requests – None

Approved 6/11/24

Victory Community Management

1. Fence Approvals: There are two more fences to research and document.
2. CNU Pond Study: No new developments
3. A YPSO deputy is scheduled to do a tour of the community on April 23. Mr. Wallace will accompany him.

Old Business

- Reserve Investments: The paperwork needed to open the new reserve accounts at Edward Jones is being processed.
- Review Open Action Items: The board reviewed the open action items.

New Business: There was no new business.

Calendar

- The next board meeting is scheduled for May 7 at 6:30 pm, at the Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:02 pm.