

Meadowlake Farms Homes Association

Board Meeting Minutes October 3, 2023 — via Zoom

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:36pm. The meeting was held via Zoom.

Personnel in Attendance: Tim Wallace (Pres.), Brian Bowman (Vice-Pres.), Wilbert Smith (Sec./Treas.), Dipak Patel (Dir.), Sarah Knaub (Community Assoc. Mgr.), Becky Weldon (VCM Admin.)

Personnel Absent: None

Homeowners Present: Kristi Wilson (Cluster Home representative), Ruthi Lee

Homeowner 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 September 5, 2023.

Financial

1. Treasurer's Report (Operating Accounts): The September Treasurer's Report was reviewed.
2. Assessment status/Receivables: 96% of annual assessments have been paid. Second late notices were sent Monday, 10/2/23.
3. Reserve Fund: Mr. Wallace provided an update on the reserve fund.

Pool

1. Maintenance:
 - a. Clearwater has covered the pool and will be winterizing lines this month.
 - b. The pool shed was damaged in the recent storm. Mr. Wallace advised he would replace it next Spring.
 - c. Several maintenance issues were discussed.
2. Operations:
 - a. Board members approved a price increase for 2024 pool memberships as follows: Family \$350/260/120 and individual \$220/165/75.
 - b. Trash/recycling cans are left at the pool for the winter. They are labeled and the lids taped closed so that they are not used.
 - c. New Clearwater contract: 24 months at \$52,260/year. Lifeguards will not be able to take cash anymore per Clearwater. Instead, they will utilize the Square system with will allow Apple Pay, Cash App and credit card payments. Patrons who must pay with cash will need to have exact change.

Grounds

1. Maintenance & repair items: The Board reviewed several maintenance items.
2. The Board has requested that an email detailing shoreline maintenance be sent to homeowners.

ARC Requests: The Board approved a request to replace the siding and paint the trim and door at 102 Kyle Circle prior to the meeting.

Victory Community Management

1. Recent home sales: Nothing to report.
2. Covenants Compliance: Next inspection will be in two weeks.

Minutes Approved November 7, 2023

Old Business

1. The CNU Pond Study went as scheduled. The presentation is scheduled on November 29 from 1:30 to 4, Forbes Hall at CNU.
2. The Annual Meeting Planning will take place on October 26th (7pm) at Tabb ES cafeteria. Notices will be mailed out about two weeks prior to the meeting.
3. The Board continued their review of a draft budget for 2024 and made additional revisions. The revised version will be presented to the membership at the AGM.
4. Review Open Action Items: The board reviewed the open action items.

Cluster Homes Report: Ms. Wilson reported on their reserve study meeting and the ongoing Covenant Compliance program including the new color palette. She advised that a roll-away container would be delivered tomorrow for residents to dispose of bulky items that will not fit in their trash bins. The Cluster Homes will have their AGM on November 15th via Zoom.

New Business: Ruthi Lee presented a proposal to recycle previously used message boards from Woodlake for use in the Meadowlake community. She volunteered to keep the messages current, and the message boards maintained. The Board voted to approve her proposal.

Calendar: Next board meeting will be held November 7, 6:30 pm, at Tabb Library. The Annual Meeting will be held at Tabb ES Cafeteria on October 26 starting at 7:00pm.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:55 pm.

Minutes provided by Victory Community Management, Inc.

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