

Meadowlake Farms Homes Association

Board Meeting Minutes

September 5, 2023 — Tabb Library

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:27pm. The meeting was held at the Tabb Library.

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

Personnel Absent: None

Homeowners Present: Becky Weldon (Cluster Homes Representative)

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 August 1, 2023

Financial

1. Treasurer's Report (Operating Accounts): The August Treasurer's Report was reviewed.
2. Assessment status/Receivables: 2nd half payments were due August 1. Eighteen homeowners have not yet paid. They have all have received an email and late notices will be sent soon.
3. Reserve Fund: Mr. Wallace provided an update on the reserve fund.

Pool

1. Maintenance:
 - a. Mr. Wallace will contact Clearwater to arrange for winterizing the pool.
 - b. There are no pressing maintenance or repair issues right now.
2. Operations:
 - a. Board members discussed a price increase for 2024 pool memberships.

Grounds

1. Maintenance & repair items: The Board reviewed several maintenance items.
2. Boat Launch guidelines: The Board requested that Ms. Knaub send an email to homeowners regarding Boat Launch guidelines. Homeowners can launch boats from the shore on the pool side of the lake, near the bench. They will need to move the temporary black metal fence to launch and put the fence back when they leave. If they need to utilize a boat trailer, they can contact Ms. Knaub for the chain lock code. Ms. Knaub will add this information to the website.

ARC Requests: The Board approved a request to replace the fence, driveway and walkway at 112 Susan Newton Lane prior to the meeting. At the meeting, the board approved a request to replace siding and the roof at 102 N Lakeland Crescent.

Victory Community Management

1. Recent home sales: 106F and 110B Heather Way have both closed since the last board meeting.
2. Covenants Compliance: Ms. Knaub provided an update on several properties with outstanding compliance issues.

Old Business

1. The CNU Pond Study will start in mid-September.
2. Review Open Action Items: The board reviewed the open action items.

Cluster Homes Report: Ms. Weldon reported the first Covenants Compliance inspection, including required color palette changes, had been completed and letters would be mailed this week. She advised that the Reserve Study had been completed and the review meeting was scheduled for the following day.

New Business:

1. Annual Meeting Planning: A tentative date of October 26th with a backup date of October 23rd, scheduled to take place at Tabb ES. Notices will be mailed out about two weeks prior to the meeting.
2. The Board reviewed a draft budget for 2024 and made some revisions.

Calendar

1. The next board meeting is scheduled for October 3, 6:30 pm, at Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:57 pm.