

Meadowlake Farms Homes Assoc Annual Meeting October 24, 2024





Welcome!

- **Register attendance**
- **Do we have a quorum? (20 households)**
- **Hold questions until the end of the current topic - All will be answered!**
 - **Keep questions to the current topic**
 - **Please identify yourself and speak slowly**



Agenda

- **The Association**
- **Accomplishments & Goals**
- **Treasurer's Report**
- **Old Business**
 - **2023 Minutes**
- **New Business**
 - **Elections**
 - **Fence height**
- **Open Discussion**



Board of Directors

- Tim Wallace – President
- Brian Bowman – Vice President
- Wilbert (Buddy) Smith – Treasurer
- Dipak Patel – Director
- ~~Vacant~~– Director *Jessica Kravitz was elected to the board at the meeting.*
- Sarah Knaub – Community Assoc. Manager
Victory Community Mgmt., Inc.



Two Associations

- **Meadowlake Farms Homes Association (MFHA)**
- **Meadowlake Farms Cluster Homes Association (MFCHA)**
- **Function Independently with Separate Areas of Responsibility**
- **193 Members: 90 Townhomes & 103 Single-Family Homes**



MFHA

- **Responsible for Improvement & Maintenance of General Common Areas**
- **Managed by 5 Directors**
- **Assisted by Victory Community Management**
- **Represented by Kaufman & Canoles, P.C.**
- **Meets the 1st Tuesday of the month, Tabb Library, 6:30pm**



Governing Documents

- **Articles of Incorporation**
- **Declaration of Covenants, Conditions & Restrictions**
- **By-laws**
- **Rules, Regulations & Architectural Control**
- **Policy Resolutions**

<https://www.meadowlakefarmshomes.com/>

Questions concerning the MFHA?



2024 Accomplishments

- New message boards installed at South Bowman and Hampton Highway exits
- York County Sheriff's Office conducted a risk assessment for the common areas
- Bollards and chain installed along ball field
- Lots of tree work!





2024 Accomplishments

- Moved reserve fund from Vanguard to Edward Jones
- Moved insurance from State Farm to Selective Ins.
- Dive in Movie night at the pool to raise money for the VA Peninsula Food Bank





2025 Plans/Goals

- Identify leak in wading pool and repair
- Renovate the landscape bed in the pool parking lot – input?



- Host more Movie Nights at the pool



2025 Plans/Goals

- **Install No Trespassing signs at both playgrounds**
- **Replace sign at Route 134 entrance?
Re-landscape there?**





Treasurer's Report

- **Operating Funds—YTD**
- **2025 Projected Operating Budget**
- **The Reserve Fund**



**For the MFHA financial
information, please send an
email to
VictoryComMgt@gmail.com**



Old Business

- **2023 Annual Meeting Minutes**



Annual Meeting Minutes DRAFT

October 26, 2023

Tabb ES Cafeteria

Mr. Tim Wallace, President, called the meeting to order at 7:01 p.m.

Attendance: Tim Wallace (President), Brian Bowman (Vice President), Sarah Knaub (Victory Community Management), Becky Weldon (Cluster Homes BoD representative)

5 additional homeowners were present. 7 different households were represented at the meeting. 13 proxies were submitted. In all, 20 households were represented at the meeting which fulfills the requirement for a quorum.

The meeting continued as follows:

Mr. Wallace welcomed all homeowners, gave a brief overview of the structure and responsibilities of the MFHA, and introduced the board members.

OLD BUSINESS:

2022 Minutes: Mr. Wallace and attendees reviewed the 2022 annual meeting minutes. Mr. Duncan made a motion, which was seconded and unanimously approved to approve the minutes from the 2022 MFHA Annual Meeting.

NEW BUSINESS:

Elections: Mr. Wallace confirmed prior to the AGM that he would agree to serve another term. Nominations from the floor resulted in no nominations for the open board seat. Mr. Wallace was elected to serve another three-year term on the board. The remaining board seat will remain open until a volunteer steps forward. At the November 7 Board meeting, Directors will vote on MFHA officer positions.

Financials: Mr. Wallace presented a year-to-date Treasurer's Report and the 2024 Proposed Budget. The proposed assessments for 2024 are a \$50 increase per year over the 2023 assessments due to continued sharp increases to pool operation cost and a need to increase the reserve fund contribution.

Mr. Wallace showed the Reserve Funding Plan and explained how the board uses it to meet the funding goals each year. He also explained that the Vanguard reserve investments were re-allocated this year to better balance the Association's risk while preserving growth opportunities.

Accomplishments for 2023: Mr. Wallace presented a list of the board's actions over the past year, including repairs to the shed, acquisition of some gently-used pool umbrellas and replacing the fencing along the lake at the common areas. The board also partnered with a group of CNU students to complete a survey and data collection at the lake and worked with Dominion Energy to have new covers placed over the electrical access points on the WatchLight poles. The Meadowlake Farms website now includes a section specifically for the Cluster Homes.

Plans/Goals for 2024: Mr. Wallace reported the board plans to sign a new pool management contract and will implement a "cashless" system for members to pay for pool guest passes when the season opens next year. Also, the board will continue to pursue bids for tennis court repairs.

Homeowner Forum: MFHA board members and Ms. Knaub answered questions and listened to comments from homeowners.

Adjournment: A motion was made, seconded, and unanimously approved to adjourn the meeting at 7:37 p.m.



New Business

1. Election of Directors

- 1 vacant position – 3-year term
- Brian Bowman and Buddy Smith are up for election
- Nominees will be taken from the floor
- If there are none, then Mr. Bowman and Mr. Smith will be elected for a 3-year term

Jessica Kravitz was elected to serve on the board. Mr. Bowman and Mr. Smith were each elected to serve again, as well.



New Business

2. 6-foot Fence Rules

- **Proposal to amend the Rules to allow for fences to be a maximum of 6' high.**
- **Fences need ARC approval!**
- **Rule details would clarify what is allowed around the lake**

We need your input!



Parking Lot & Open Discussion

Thank you for attending!

