

# *Meadowlake Farms Homes Association*

## Board Meeting Minutes February 6, 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.), Wilbert Smith (Sec./Treas.), Sarah Knaub (Community Assoc. Mgr.)

**Personnel Absent:** Dipak Patel (Dir.)

**Homeowners Present:** None

**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 January 2, 2024.

### **Financial**

1. Treasurer's Report (Operating Accounts): The January Treasurer's Report was reviewed.
2. Assessment status/Receivables: All but one 2023 assessment payment has been received. Invoices for 2024 1<sup>st</sup>-half assessments have been mailed.
3. Reserve Fund: Mr. Wallace provided an update on the reserve funds.

### **Pool**

1. Maintenance: Mr. Wallace provided information from Clearwater about the difference between a salt system and a chlorine pool system.
2. Operations: Ms. Knaub provided an update on setting up the pool pass ordering system and the website for the upcoming pool season.

### **Grounds**

Maintenance & repair items: The board discussed several maintenance items.

**ARC Requests – None**

### **Victory Community Management**

1. Fence Approvals: No new developments
2. CNU Pond Study: No new developments
3. Message Boards: Ms. Knaub reported the letters for the message boards have come in. Installation will be soon.

### **Old Business**

- Reserve Investments: Mr. Wallace reported on an informal meeting with a potential reserve investment banker and answered questions from the board.
- Review Open Action Items: The board reviewed the open action items.

### **New Business:**

- Spring Newsletter: The board discussed topics to be included in a spring newsletter.

Minutes approved 3/5/24

**Cluster Homes Report:** Ms. Knaub reported for the Cluster Homes board that quotes are being sought for repaving the remaining half of the road and parking lot.

**Calendar**

- The next board meeting is scheduled for March 5 at 6:30 pm, at the Tabb Library.

**Adjourn:** A motion was made, seconded and unanimously approved to adjourn the meeting at 7:15 pm.