

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING

June 11, 2025 6:30 pm via Zoom

1. Establish Quorum & Call to Order:

Board Members Present: Kristi Batdorf (Pres.), Becky Weldon (Sec.), and Karen Forrest (Mem. at Large)

Board Members Absent: Chris Elliott (V. Pres.) and Julia DelCasal (Treas.)

Homeowners Present: None

Also Present: Sarah Knaub and Stephanie Payne, Victory Community Management, Inc.

A quorum of board members was present.

Ms. Batdorf called the meeting to order at 6:32 pm.

2. Open Forum: No questions asked or comments made.

3. Approval of Minutes: Ms. Batdorf made a motion to approve the May board meeting minutes which was seconded by Ms. Weldon and unanimously approved.

4. Reports:

- a. Treasurer's report – Ms. Knaub reviewed the May treasurer's report and shared with the board a letter regarding a recent review of HOA financial records. The review was performed by a bookkeeping firm and stated that our records were detailed, well-organized and accurate.
- b. Architectural requests – none
- c. MFHA report – Ms. Forrest gave a report on the June MFHA board meeting, which included landscaping and signage for the pool area and tennis courts.
- d. Manager's report – Ms. Knaub reviewed the Manager's report. The report included upcoming work on the grounds and the progress towards Covenants Compliance.

5. Old Business:

- a. Ms. Knaub provided an update regarding the drainage work behind 103 and 105.
- b. Ms. Knaub advised that she will begin the process of obtaining quotes for the tree work that needs to take place prior to the paving project.
- c. Ms. Knaub presented some signage ideas for the three entry/exit points of the community.

6. New Business:

- a. The board discussed updating the Rules and Regulations document, including guidelines for solar panels.

7. Calendar/Adjourn: The meeting was adjourned at 7:34 pm.

The next meeting will be held on Wednesday, July 9, 2025, at 6:30 pm via Zoom.