

Meadowlake Farms Homes Association

Board Meeting Minutes July 1, 2025

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:32pm. The meeting was held at the Tabb Library.

Personnel in Attendance: Tim Wallace (Pres.), Wilbert Smith (Sec./Treas.), Dipak Patel (Dir.), Sarah Knaub (Community Assoc. Mgr.), Stephanie Payne (Victory Community Management)

Personnel Absent: Brian Bowman (Vice-Pres.)

Homeowners Present: Kristi Batdorf (CH Representative)

Open Forum: There was nothing discussed.

Previous Month's Minutes: Mr. Wallace made a motion, that was seconded and unanimously approved to approve the minutes from the June 3, 2025 board meeting.

Cluster Homes Report: Ms. Batdorf reported on the status of the drainage work being performed by York County.

Financial

1. Treasurer's Report (Operating Accounts): Ms. Knaub reviewed the June Treasurer's Report.
2. Assessment status: Second-half invoices have been mailed and should be delivered soon.
3. Financial Review: Ms. Knaub reported the review letter came back positive with no recommended changes to the financial processes.

Pool

1. Maintenance –
 - a. Ms. Knaub provided updates on several pool maintenance items.
 - b. The board reviewed quotes for new pool furniture and pest control contracts.
2. Operations –
 - a. Pool Passes: Pass prices were reduced today (7/1) and will be reduced again on August 1.
 - b. A check is expected from a local tennis instructor who used the court for lessons earlier in the summer.

Grounds

- Maintenance & Repair Items: Quotes are being solicited for several grounds projects.
- Landscape Bed at Pool Parking Lot: No new developments.

ARC Requests – No new requests since the previous meeting.

Victory Community Management – Ms. Knaub reported on the first inspection of the year.

Old Business

- Review Open Action Items: The board reviewed the open action items.

New Business: There was no new business.

Calendar: Next board meeting is August 5, 2025 at 6:30 pm, at the Tabb Library.

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