

Meadowlake Farms Homes Association

Board Meeting Minutes November 5, 2024

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. Mr. Wallace started the meeting by introducing Ms. Kravitz and thanking her for volunteering to serve on the board.

Personnel in Attendance: Tim Wallace (Pres.), Brian Bowman (Vice-Pres.), Dipak Patel (Dir.), Jessica Kravitz (new board member), Sarah Knaub (Community Assoc. Mgr.)

Personnel Absent: Wilbert Smith (Sec./Treas.)

Homeowners Present: Kristi Batdorf (CH representative)

Open Forum: No comments made.

Previous Month's Minutes: A motion was made, seconded and unanimously approved to approve the minutes from the October 1, 2024 board meeting.

Cluster Homes Report: Ms. Batdorf reported on the status of several projects at the Cluster Homes. Their annual meeting is November 13 at 7:00 on Zoom.

Financial

1. Treasurer's Report (Operating Accounts): The October Treasurer's Report was reviewed.
2. Assessment status/Receivables: 98% of the annual assessments have been received.
3. Reserve Fund: Mr. Wallace reported the current balance of the reserve funds.

Pool

1. Maintenance – No new developments
2. Operations – No new developments

Grounds

- Maintenance & Repair Items: Ms. Knaub, Mr. Wallace and Mr. Bowman reported on the status of several maintenance items.
- Vulnerability & Risk Assessment: The board approved the purchase of signs for three of the common areas as recommended in the Vulnerability & Risk Assessment.
- Tree Work at Lake: A motion was made, seconded and unanimously approved to hire TSP to remove several large, dead trees from the stormwater inflow area behind the tennis court.
- Landscape Bed at Pool Parking Lot: Ms. Knaub presented a potential layout for landscaping at the pool parking lot.

ARC Requests: A request from 204 Susan Newton to install a 15.5' x 16' shed was approved.

Victory Community Management

- Covenants Compliance Inspections: The final inspection of the year has been completed.

Old Business

- 2025 Budget: The board reviewed the updated budget worksheet.
 - Pool membership prices for the 2025 season will be: \$360 for a family of up to 6 people and \$60 per additional person. Individual memberships will be \$220. Prices will be reduced on July 1 and August 1.
 - 2024 Reserve Contribution: \$10,000 will be moved to the operating savings account, and \$10,000 will be moved to the Edward Jones account.
- Fence Construction Guidelines: Due to unanimous owner feedback about revising the rule governing the maximum allowable height of fences, the board approved raising the maximum fence height to 6'. The Rules and Regulations will be revised to reflect the change and will be disseminated to the members once completed.
- Review Open Action Items: The board reviewed the open action items.

New Business

- Corporate Transparency Act (CTA) Reporting: Ms. Knaub provided information about the new Federal regulation that requires corporations, including homeowners associations, to file information about their main decision makers (*ie.* Board members) with FinCEN, the Financial Crimes Enforcement Network.
- Officer Elections: Ms. Kravitz made a motion, which was seconded and unanimously approved, to appoint the following officers for the next year:
 - Tim Wallace – President
 - Brian Bowman – Vice-President
 - Sec/Treasurer – Wilbert Smith

Calendar: The next board meeting is December 3, 2024 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.