

Meadowlake Farms Homes Association

Board Meeting Minutes

March 5, 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 February 6, 2024.

Cluster Homes Report: Ms. Knaub reported for the Cluster Homes board that Karen Forrest has been appointed to the board as a Member-At-Large. She also provided an update on several grounds maintenance issues.

Financial

1. Treasurer's Report (Operating Accounts): The February Treasurer's Report was reviewed.
2. Assessment status/Receivables: 76% of 1st half assessments have been paid.
3. Reserve Fund: Mr. Wallace provided an update on the reserve funds.

Pool

1. Maintenance: Nothing to report.
2. Operations: Ms. Knaub reported the pool pass purchasing website has opened for the season and the Association's website has been updated with the 2024 pool season information.

Grounds

Maintenance & repair items:

1. Mr. Bowman and Ms. Knaub reported on a meeting with Deputy Kevin Taylor, Crime Prevention Specialist for the YPSO. Dep. Taylor provided suggestions for ways to increase security at the ball field and potentially reduce vandalism and trespassing issues. Several of his suggestions will be researched for cost-effectiveness.
2. Volunteer residents John and Ruthi Lee have installed message boards at the two main exits from the neighborhood.

ARC Requests – None

Victory Community Management

1. Fence Approvals: Ms. Knaub reported she has two more fences to research and document.
2. CNU Pond Study: No new developments

Minutes approved 4/2/24

Old Business

- Reserve Investments: Mr. Wallace made a motion, which was seconded and unanimously approved, to transfer the Association's reserve funds from Vanguard to Edward Jones. The funds will be managed by a professional financial advisor.
- Review Open Action Items: The board reviewed the open action items.

New Business: There was no new business.

Calendar

- The next board meeting is scheduled for April 2 at 6:30 pm, at the Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:30 pm.