

Meadowlake Farms Homes Association

Board Meeting Minutes June 3, 2025

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:30pm. 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.), Stephanie Payne (Victory Community Management)

Personnel Absent: Dipak Patel (Dir.)

Homeowners Present: Karen Forrest (CH Representative)

Open Forum: No questions asked or comments made.

Previous Month's Minutes: Mr. Wallace made a motion, which was seconded and unanimously approved to approve the minutes from the May 6, 2025 board meeting.

Cluster Homes Report: Ms. Forrest provided a status update on the neighborhood. She reported the drainage project behind buildings 103 and 105 has been successfully completed.

Financial

1. Treasurer's Report (Operating Accounts): Ms. Knaub reviewed the May Treasurer's Report.
2. Assessment status/Receivables: First half assessments are 99% paid.
3. Financial Reviews have been completed and will be emailed to the board.

Pool

1. Maintenance –
 - a. The Board approved the previously reviewed quote for the replacement of the wading pool pump motor and repainting the pool markings prior to the meeting. The pump motor was replaced on June 1st and the wading pool has been reopened.
 - b. Maintenance Items List: The board reviewed the list of maintenance items.
2. Operations –
 - a. Pool Passes: There have been approximately 100 orders to date.
 - b. Trash Service: Trash service has resumed, and the recycling can was picked up.

Grounds

- Maintenance & Repair Items:
 - New tennis court signs have been put up.
- Landscape Bed at Pool Parking Lot: No new developments.

ARC Requests – No new requests since the previous meeting.

Victory Community Management –

Ms. Knaub provided an update on upcoming inspections.

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 July 1, 2025 at 6:30 pm, at the Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:08 pm