

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING

March 12, 2025 6:30 pm via Zoom

1. Establish Quorum & Call to Order:

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

Board Members Absent: Chris Elliott (V. Pres.)

Homeowners Present: None

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

A quorum of board members was present.

Ms. Batdorf called the meeting to order at 6:37 pm.

2. Open Forum:

The board discussed a parking issue and an issue with items being left in the common areas. Sarah will contact both residents to remind them of HOA policies regarding these issues.

3. Approval of Minutes:

Ms. Batdorf made a motion to approve the February board meeting minutes which was seconded by Ms. Weldon and unanimously approved.

4. Reports:

- a. Treasurer's report – Ms. DelCasal reviewed the February treasurer's report.
- b. Architectural requests – none.
- c. MFHA report – The March MFHA board meeting was canceled, however, items that their board is currently addressing are locating and repairing the leak in the wading pool and the upcoming yard sale with Woodlake, which is scheduled for April 12.
- d. Manager's report – Ms. Knaub reviewed the Manager's report which included photos and a description of storm damage to a tree on the grounds. She also updated the board on one homeowner's progress with Covenant Compliance and advised that an inspection would take place within the next week or so.

5. Old Business:

- a. Ms. Knaub provided an update regarding the erosion work behind 103 and 105.
- b. Ms. Knaub reported that the valley gutter project has been completed by Concrete Jack.
- c. Ms. Knaub advised, now that the valley gutter work has been done, she will schedule a meeting with a sign company to discuss updating our community signage.

6. New Business:

No new business was discussed.

7. Calendar/Adjourn:

The meeting was adjourned at 7:39 pm.

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