

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING

August 13, 2025 6:30 pm via Zoom

1. Establish Quorum & Call to Order:

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

Board Members Absent: None

Homeowners Present: None

Also Present: Sarah Knaub, Victory Community Management, Inc.

A quorum of board members was present.

Ms. Batdorf called the meeting to order at 6:32 pm.

2. Open Forum: No questions asked or comments made.

3. Approval of Minutes: Ms. Batdorf made a motion to approve the July board meeting minutes which was seconded by Ms. Forrest and unanimously approved.

4. Reports:

- a. Treasurer's report – Ms. DelCasal reviewed the July treasurer's report.
- b. Architectural requests – 110C was approved via email for a roof replacement.
- c. MFHA report – Ms. Weldon gave a report on the August MFHA board meeting, which included maintenance and upgrades for the pool, playgrounds and common areas.
- d. Manager's report – Ms. Knaub reviewed the Manager's report. The report included mock-ups for proposed community signage and a Covenants Compliance issue for one resident.

5. Old Business:

- a. Ms. Knaub provided an update regarding the drainage work behind 103, 105 and 107.
- b. The discussion regarding HOA solar panel regulations was continued.
- c. The discussion regarding updating the rules and regulations document was continued.

6. New Business: The Annual Meeting will be held via Zoom on November 12th at 7:00 pm, following the regular monthly board meeting.

7. Calendar/Adjourn: The meeting was adjourned at 7:17 pm.

The next meeting will be held on Wednesday, September 10, 2025, at 6:30 pm via Zoom.

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Action Items/Projects:

- New Mailboxes
- County road instead of private?
- Trees that need to be trimmed in the easement behind 103- 113

MFCHA 2025 Meeting Schedule: 2nd Wednesdays, 6:30 pm, Zoom

January 8	May 14	September 10
February 12	June 11	October 8
March 12	July 9	November 12
April 9	August 13	December 10

MFHA 2025 Meeting Schedule & Representatives: 1st Tuesdays, 6:30 pm, Tabb Library

January 7	June 3 Karen	November 4
February 4 Kristi	July 1 Kristi	December 2
March 4 Karen	August 5 Becky	
April 1 Becky	September 2 - Julia or Chris	
May 6 Julia	October 7	

MFCHA Board Members Terms of Office: 3-year terms, begin & end at Nov. AGM

Nancy Noble	2023 – 2026 <i>Resigned as of 12/11/24</i>
Kristi Batdorf	2024 – 2027
Julia Del Casal	2024 – 2027
Eric Taylor	2022 – 2025 <i>Resigned as of 6/14/23</i>
Becky Weldon	2022 – 2025
Karen Forrest	02/14/2024 – 2025 (Completing vacant 2022-2025 term)
Chris Elliott	12/11/2024 – 2026 (Completing vacant 2023-2026 term)