

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING

February 14, 2024 6:30 pm via Zoom

1. Establish Quorum & Call to Order:

Board Members Present: Kristi Wilson (Pres.), Becky Weldon (Sec.), Nancy Noble (V. Pres.), Julia Del Casal (Treas.)

Board Members Absent: None

Homeowners Present: One

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

A quorum of board members was present.

Ms. Wilson called the meeting to order at 6:30 pm.

2. Open Forum: The section of the Rules & Regulations regarding pets and pet owner responsibilities was discussed.

3. Approval of Minutes: Ms. Wilson made a motion to approve the January board meeting minutes, which was seconded by Ms. Noble, and unanimously approved.

4. Reports:

- a. Treasurer's report – Ms. Knaub reviewed the January treasurer's report.
- b. Architectural requests – Ms. Knaub reported there has been one request since the last board meeting:
 - 105E to paint their siding Revere Pewter.
- c. MFHA report - Ms. Knaub provided a summary of the February MFHA board meeting.
- d. Manager's report – Ms. Knaub reviewed the Manager's report. She recently met with York County representatives to address erosion concerns. Quotes have been obtained from two paving companies. A walk around the grounds with a tree company revealed a few minor issues and some suggestions for preventative future work. Ms. Knaub also reported on the written opinion provided by the Association's attorney confirming that the majority of the Rules and Regulations pertaining to parking are enforceable as written. Two parking spaces per unit will continue to be labeled, and residents are encouraged to park in the spaces for their unit.

5. Old Business: Ms. Knaub reported a check from the operating account was sent to First Citizens Bank for a 6-month CD, per the motion approved at the January board meeting.

6. New Business:

- a. Tree removal – The board reviewed a summary of the suggested tree removals and quotes to have the work completed within the fiscal year.
- b. A motion was made, seconded and approved to appoint Karen Forrest to the Board as a Member-at-large.

7. Calendar/Adjourn: The meeting was adjourned at 8:20 pm. The next meeting will be held Wednesday, March 13, 2024 at 6:30 pm via Zoom.

Minutes prepared by Becky Weldon, Secretary.