

2023 MFCCHA
ANNUAL
OWNERS
MEETING

November 15, 2023



AGENDA & RULES OF THE ROAD

- Introductions
- Accomplishments
- Plans for Next Year
- Financials: YTD TR, IRS Resolution & 2024 Proposed Budget
- Election of Board Members
- Open Forum

- Please hold questions until the end

MFCHA BOARD OF DIRECTORS

- Board meetings are held on the 2nd Wednesday of the month at 6:30pm via Zoom
- Email Sarah Knaub for the link
- Board meeting minutes are available on the website after they are approved

MeadowlakeFarmsHomes.com

Nancy Noble	President	mfchaboard1@gmail.com
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Julia DelCasal	Vice President	mfchaboard3@gmail.com
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Becky Weldon	Treasurer	mfchaboard4@gmail.com
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Kristi Wilson	Secretary	mfchaboard2@gmail.com
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VACANT	Director	
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ACCOMPLISHMENTS

- New Management Company
- New Landscape Contract
- Reserve Study
 - Guides our saving and funding for large expenditures and the replacement of our capital assets
- Unit Colors – New 2023 Modern Colors

UNIT COLORS

New colors

Revere Pewter HC-172	Englewood Cliffs 1607	Kendall Charcoal HC-166	Weekend Getaway 473
Galápagos Green 475	Newburg Green HC-188	Copley Gray HC-104	Rockport Gray HC-105

Frostine
AF-5

White for trim (or similar)

Colors kept from the original color palette

Buff	Heritage Blue
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Original paint color-matched to Sherwin Williams color 7683 - Buff

Original paint color-matched to Sherwin Williams color 7602 – Indigo Batik

Doors can be from palette or complimenting color. Please submit ARC requests for anything outside of white trim updates.

ACCOMPLISHMENTS

- New website within main MFHA site



- We now have 4 message boards in the community, at the mailboxes, to keep everyone updated



ACCOMPLISHMENTS

- New entrance landscaping and renovated community sign
- Working on tree care throughout the community
- Speed bump at 101 to be painted
- Pothole at 112 to be repaired
- Street cleaning scheduled



GOALS FOR 2024

- Ground erosion behind 103/105 – Drainage
- Parking Lot (109-115)
- Continue Unit Colors correction
- Continue consistent and reasonable Covenants Compliance Program
- Update “Rules & Regulations”
- Continue Tree Maintenance

REMINDER: ROOF SHINGLES

Owens Corning Supreme 3-tab shingles, Weathered Wood


413 Ratings
★★★★☆
4.6 Average

97%
Recommend this product

Community Q&A
[View Now](#)

- 26 Shingles per bundle
- Supreme AR shingles offer more performance
- Traditional 3-tab shingles

Manufacturer Color/Finish

 Weathered Wood

— 1 +

[SAVE](#)

+1 More

YTD TREASURER'S
REPORT

Statement of Accounts

As of 10/31/23

Please send an email to
VictoryComMgt@gmail.com for
the financial slides.

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the financial slides.

YTD TREASURER'S
REPORT
AS OF 11/14/23

IRS RESOLUTION

RESOLUTION TO APPLY EXCESS NET ASSESSMENTS TO FUTURE YEARS

Any excess membership income over membership expenses, for the year ended December 31, 2023, shall be applied against the subsequent tax year member assessments, as provided by IRS Revenue Ruling 70-604.

Please send an email to
VictoryComMgt@gmail.com for
the financial slides.

PROPOSED 2024
BUDGET

\$92/MONTH

ELECTION OF BOARD MEMBERS

TWO BOARD POSITIONS AVAILABLE

- Nominations:
 - Nancy Noble (re-election)
 - Any other nominations?
- Officer positions will be voted on at the December board meeting

OPEN FORUM

- Questions?
- Comments?
- Suggestions?
- Only one person at a time
- Speak slowly and clearly

THANK YOU FOR ATTENDING!

- The last board meeting of the year will be Wednesday, December 13 at 6:30 via Zoom