2023 MFCHA 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



• 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	mfchaboard I @gmail.com
Julia DelCasal	Vice President	mfchaboard3@gmail.com
Becky Weldon	Treasurer	mfchaboard4@gmail.com
Kristi Wilson	Secretary	mfchaboard2@gmail.com
VACANT	Director	

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

New colors

Revere Pewter HC-172	Englewood Cliffs	Kendali Charcoal HC-166	Weekend Getaway 473
Galápagos Green	Newburg Green	Copley Gray	Rockport Gray HC-105
Frostine AF-5			

White for trim (or similar)

Colors kept from the original color palette

Buff	Heritage Blue
Original paint color-matched to	Original paint color-matched to Sherwin
Sherwin Williams color 7683 - Buff	Williams color 7602 – Indigo Batik

UNIT COLORS

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

MFHA Yorktown, VA 23693 Meadowlake Farms Homes Association								
Home	About Us	Pool Information	Meadowlake Farms HOA	Meadowlake Farms Cluster Homes	Resale Disclosure I			
				Cluster Homes HOA				
Meadowlake Farms Cluster Hon MFCHA Resident Inform								
MFCHA Documents								
	A suk	p-association (of MFHA		AND LINE ONLY			

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



ackets

ACCOMPLISHMENTS

- New entrance landscaping and renovated community sign
- Working on tree care throughout the community



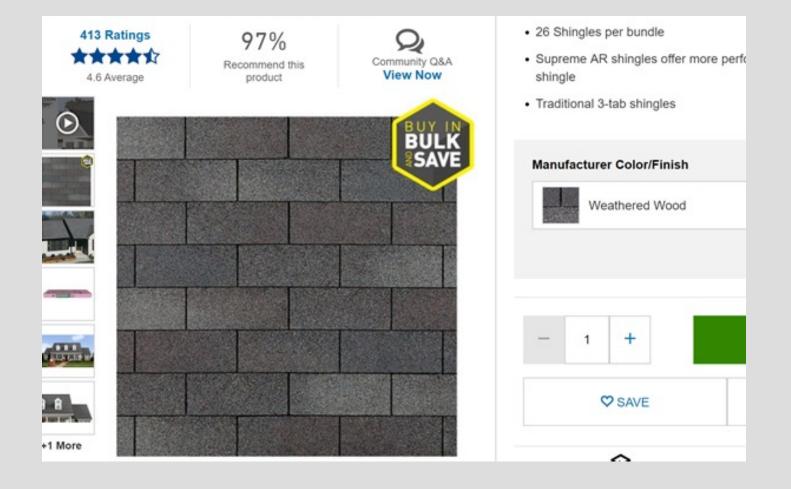
- Speed bump at 101 to be painted
- Pothole at 112 to be repaired
- Street cleaning scheduled

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





Statement of Accounts

As of 10/31/23

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



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.



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