

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING

February 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, Victory Community Management, Inc.

A quorum of board members was present.

Ms. Batdorf called the meeting to order at 6:38 pm.

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

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

4. Reports:

- a. Treasurer's report – Ms. DelCasal reviewed the January treasurer's report. Two CDs are maturing next week. A motion was made, seconded and unanimously approved to reinvest the Operating Account CD in a 9-month CD and the Replacement Reserve Account CD in a 6-month CD.
- b. Architectural requests – The request by 112E to replace their fence was approved by the Board via email; no other requests have been received. The Board asked that homeowners be reminded that all sheds must receive board approval prior to installation.
- c. MFHA report – Ms. Batdorf gave a report on the February MFHA board meeting, which included discussion of signage for the tennis courts and pool, as well as potential repairs to the tennis courts and improving boat launch access.
- d. Manager's report – Ms. Knaub reviewed the Manager's report which included the upcoming Covenant Compliance inspection and an update on a delinquent account that is in collections.

5. Old Business:

- a. Ms. Knaub provided an update regarding the work behind 103 and 105.
- b. Ms. Knaub advised that the paperwork for the Corporate Transparency Act has been filed.
- c. Ms. Knaub presented suggestions for replacing the signage at the community exit/entry points.
- d. A motion was made, seconded and unanimously approved to hire a company to replace the valley gutters and to hire a handyman service to repair the pothole in front of 108.

6. New Business: No new business was discussed

7. Calendar/Adjourn: The meeting was adjourned at 7:32 pm.

The next meeting will be held Wednesday, March 12, 2025 at 6:30 pm via Zoom.