

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING

July 9, 2025 6:30 pm via Zoom

1. Establish Quorum & Call to Order:

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

Board Members Absent: Chris Elliott (V. Pres.)

Homeowners Present: None

Also Present: Sarah Knaub and Stephanie Payne, Victory Community Management, Inc.

A quorum of board members was present.

Ms. Batdorf called the meeting to order at 6:31 pm.

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

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

4. Reports:

- a. Treasurer's report – Ms. DelCasal reviewed the June treasurer's report
- b. Architectural requests – 107B was approved via email for a fence replacement
- c. MFHA report – Ms. Batdorf gave a report on the July MFHA board meeting, which included pool maintenance and upgrades, as well as an update on repainting the tennis courts
- d. Manager's report – Ms. Knaub reviewed the Manager's report. The report included the need for tree work near 115, the pothole at Meadowlake Road near 115, and an increase in our trash collection rate. A motion was made, seconded and unanimously approved to complete the tree work near 115.

5. Old Business:

- a. Ms. Knaub provided an update regarding the drainage work behind 103 and 105
- b. Ms. Knaub presented the board with guidelines for HOA solar panel regulations
- c. The board discussed updating the Rules and Regulations document

6. New Business: There was no new business to discuss

Executive Session: A motion was made to enter into executive session for the purpose of holding a hearing for one property with ongoing violations of the Association's governing documents. The owner of the property was requested to attend but did not. Upon exiting executive session, a motion was made, seconded and unanimously approved to give the homeowner 10 days to either provide a firm plan for remedying the compliance violations or to make visible progress. If no progress or plan is in place by the end of 10 days, the board will begin assessing non-compliance charges of \$10 per day per violation until the violations are remedied or for 90 days, whichever comes first.

7. Calendar/Adjourn: The meeting was adjourned at 7:37 pm.

The next meeting will be held on Wednesday, August 13, 2025, at 6:30 pm via Zoom.

Meadowlake Farms Cluster Homes Association

Action Items/Projects:

- ~~Website set up~~
- ~~Landscaping clean up~~
- ~~Speed bump painted~~
- ~~Tree work~~
- ~~Trash/Recycling Can Corral~~ — specify locations to be used on a regular basis (map out the footprint of a corral between 103 and 105)
- ~~Erosion behind 103~~
- ~~Paint Colors~~ — Contact Major League Painting; re: 101A paint color does not seem to match online swatch for Indigo Batik
- New Mailboxes
- ~~Renovate/Replace Message Boards (and add a fourth)~~
- County road instead of private?
- ~~Reserve Study~~
- ~~Financial Review~~ — after taxes are complete
- 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 — Resigned as of 12/11/24
Kristi Batdorf	2024 – 2027
Julia Del Casal	2024 – 2027
Eric Taylor	2022 — 2025 — Resigned as of 6/14/23
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)