

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING

September 10, 2025 6:30 pm via Zoom

1. Establish Quorum & Call to Order:

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

Board Members Absent: None

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 6:32 pm.

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

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

4. Reports:

- a. Treasurer's report – Ms. DelCasal reviewed the August treasurer's report.
- b. Architectural requests – none
- c. MFHA report – The MFHA board did not have a quorum in attendance for their September meeting and therefore did not have an official meeting.
- d. Manager's report – Ms. Knaub reviewed the Manager's report. The report included a grounds report and a plan to obtain upcoming tree work estimates, and information regarding the new waste management contract.

5. Old Business:

- a. Ms. Knaub provided an update regarding the drainage work behind 103 and 105.
- b. The discussion regarding HOA solar panel regulations was tabled.
- c. Ms. Batdorf reported no new developments regarding the update to the Rules and Regulations.
- d. The Annual Meeting will be held via Zoom on November 12th at 7:00 pm, following the regular monthly board meeting.

6. New Business: 2026 Annual Budget

7. Calendar/Adjourn: The meeting was adjourned at 7:29 pm.

The next meeting will be held on Wednesday, October 8, 2025, at 6:30 pm via Zoom.