

Meadowlake Farms Homes Association

Board Meeting Minutes February 4, 2025

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:35pm. The meeting was held at the Tabb Library.

Personnel in Attendance: Tim Wallace (Pres.), Brian Bowman (Vice-Pres.), Wilbert Smith (Sec./Treas.), Dipak Patel (Dir.), Sarah Knaub (Community Assoc. Mgr.)

Personnel Absent:

Homeowners Present: Kristi Batdorf (CH Representative)

Open Forum: No comments made.

Previous Month's Minutes: Mr. Wallace made a motion, that was seconded and unanimously approved to approve the minutes from the January 7, 2025 board meeting.

Cluster Homes Report: Ms. Batdorf provided an update on the status of the neighborhood improvements as well as an issue with trash pickup. Chris Elliot has taken over the vacant 2023-2026 Vice President term

Financial

1. Treasurer's Report (Operating Accounts): The January Treasurer's Report was reviewed.
2. Assessment status/Receivables: One assessment from last year is outstanding
Assessment invoices have been sent out, w/a 2024 YE report and 2025 budget.
3. Reserve Fund: The balance of the reserve fund was reviewed.

Pool

1. Maintenance – No changes
2. Operations – Pool Procedures and Pool Rules documents to be updated for the 2025 pool season.
Board to review and advise at next meeting.

Grounds

- Maintenance & Repair Items:
 - Ms. Knaub provided an update on the status of the VDOT repairs at the pool parking lot as well as other ongoing maintenance projects.
- Landscape Bed at Pool Parking Lot: Stumps and large roots have been mechanically pulled.

ARC Requests – None since the last meeting

Victory Community Management

Old Business

- Rules & Regulations Revision: The board revised wording in the rules and regulations regarding boats.
- Review Open Action Items: The board reviewed the open action items.

New Business: There was no new business.

Calendar: Next board meeting is March 4, 2025 at 6:30 pm, at the Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:00pm.