

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING
November 8, 2023 6:30 pm via Zoom

1. Establish Quorum & Call to Order:

Board Members Present: Nancy Noble (Pres), Becky Weldon (Treas.), Kristi Wilson (Sec.) Julia Del Casal (Vice President)

Board Members Absent: None

Homeowners Present: Karen Forrest

Also Present: Sarah Knaub, Victory Community Management, Inc.
A quorum of board members was present.

Ms. Noble called the meeting to order at 6:36 pm.

2. Open Forum: No issues for open forum.

3. Approval of Minutes:

Ms. Weldon made a motion, which was seconded and unanimously approved to approve the minutes of the board meeting held October 10, 2023.

4. Reports:

a. Treasurer's Report — Ms. Weldon reviewed the October Treasurer's Report.

b. Architectural Requests

i. A motion was made, seconded, and unanimously approved to approve a variance for 112F: The unit has Sahara-colored aluminum wrapped window and front door trim. Siding and all other trim is white, and the home is in good, clean condition.

ii. Approved since last meeting:

1. 110E: New windows, vinyl siding (equiv to Englewood Cliffs), and trim
2. 101A: Painting siding Heritage Blue and trim white. Trim repairs.

c. MFHA Report – Ms. Weldon provided a report from the last MFHA board meeting.

The schedule for Cluster Homes representatives to attend the MFHA board meetings is:
Nov 7: Ms. Weldon Dec 5: Ms. Del Casal

d. Manager's Report — The Manager's Report was sent out via email. Ms. Knaub reviewed with the board members.

- i. Covenants Compliance Inspections
- ii. Tree Issue – Linden tree removed and resolved.

5. Old Business:

- a. AGM Planning: The annual meeting is scheduled for November 15, 2023 via Zoom. Time: 7:00 pm, board joins at 6:30 pm. PowerPoint reviewed by Board.

- b. Draft 2024 Budget: The board reviewed the draft budget for 2024 and made a few revisions. The proposed assessment for 2024 is \$92 per month. The proposed budget will be presented to the membership for their review and comment at the annual meeting.

6. New Business

- a. Street Sweeping/Pothole Repair
 - i. Commercial Power Sweeping street sweeping quote approved.
 - ii. Concrete Jack quote approved for concrete pothole repair.

7. Calendar/Adjourn

The next meeting will be held Wednesday, December 13, 2023 at 6:30 pm via Zoom. The Annual Meeting will be Wednesday, November 15, 2023 at 7:00 pm via Zoom.

The meeting was adjourned at 8:10 pm.

Minutes prepared by Kristi Wilson, Secretary.