

Meadowlake Farms Homes Association

Board Meeting Minutes

August 2, 2022

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:31 pm. The meeting was held at the Tabb Library in the Group Study Room.

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

Personnel Absent:

Homeowners Present: No homeowners were present.

Homeowner Forum: No issues discussed.

Previous Month's Minutes: A motion was made, seconded, and unanimously approved to approve the minutes from the board meeting held July 5, 2022.

Financial

1. Treasurer's Report (Operating Accounts): Ms. Knaub presented the unofficial Treasurer's Report for July and answered questions from the board. She will provide an updated report via email once the accounts have been reconciled.

2. Assessment status/Receivables: Second Half payments have been coming in with 66% already paid in full.

3. Reserve Fund: Mr. Wallace provided a report about the reserve fund.

Pool

1. Maintenance: Mr. Duncan reported on several maintenance items that have been addressed and additional items needed in the pool house and bathroom.

2. Operations: Ms. Knaub will send an email update on pool passes that have been purchased year to date.

Grounds

1. Maintenance & repair items: Several maintenance items were reviewed.

2. Tennis Ct color coat: No new developments.

Communications

1. Website: Nothing to report.

2. Facebook Page: Ms. Knaub will post August/Sept pool schedule.

3. Newsletter: Nothing to report.

4. Email List: Ms. Knaub will post August/Sept pool schedule and reminder about assessment payments.

ARC Requests: No requests since last meeting.

Approved 9/6/2022

Victory Community Management

1. Recent home sales: Ms. Knaub reported no closings this month.
2. Covenants Compliance: Ms. Knaub provided an update on recent covenants compliance activities. The next compliance inspection will take place in September.
3. Misc.:
 - a. Ms. Knaub reported on the status of VDOT activity in the neighborhood.
 - b. Ms. Knaub reported several York County drainage ditches in the neighborhood have been cleaned out.
 - c. The board agreed to a fall yard sale if organized by a homeowner.
 - d. The board approved a request from a pool member to use the ball field for a wiffle ball birthday party.

Old Business

1. Lake Maintenance: The board reviewed CNU's proposed timeline of activities to conduct another lake health study project.
2. Review Open Action Items: The board reviewed the open action items.

New Business:

1. Rental use of tennis courts: The board approved an additional request from the licensed tennis instructor to rent the MFHA tennis courts again if their home courts are not available at the start of their next session.
2. AGM Planning: Scheduled for Tuesday, Oct 11. The term for two director positions will be ending. Dipak Patel is willing to serve another term. Volunteers/nominations are needed from homeowners to fill the other vacancy. Depending on interest, voting will take place during the AGM.

Cluster Homes Report: No representative present, no report given.

Calendar: Next meeting: Sept 6, 2022, 6:30 pm at Tabb Library

Adjourn: A motion was made, seconded, and unanimously approved to adjourn the meeting 7:42 pm.