

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING

April 12, 2023 6:30 pm via Zoom

1. Establish Quorum & Call to Order

Board Members Present: Nancy Noble (Pres), Kristi Wilson (Sec.), Becky Weldon (Treas.), Julia DelCasal (Member-at-Large)

Homeowners: No additional homeowners attended the meeting.

Also Present: Sarah Knaub, Victory Community Management, Inc.

Ms. Noble called the meeting to order at 6:39 pm.

2. Open Forum: No questions or comments.

3. Approval of Minutes: Ms. Noble made a motion, which was seconded and unanimously approved, to approve the minutes of the board meeting held March 8, 2023 and the Special Meeting held March 22, 2023.

4. Reports

- a. Financial Report — The board reviewed the March Treasurer's Report. Ms. Weldon reviewed the budget. A Financial Review will be completed in the next few months. The 2022 taxes have been submitted.
- b. Manager's Report — The Manager's Report was sent out via email. Ms. Knaub provided an update on the status of transitioning from the previous management company.
- c. Architectural Requests — Ms. Wilson made a motion, which was seconded and unanimously approved, to disapprove a request from a homeowner to store firewood inside a resin box behind their fence.
- d. MFHA Report – Ms. Knaub provided a report from the last MFHA board meeting.

The schedule for Cluster Homes representatives to attend the MFHA board meetings is:

May 2: Ms. Wilson June 6: Ms. Weldon

5. Executive Session: At 7:29 pm, Ms. Wilson made a motion, which was seconded and unanimously approved to move into executive session for the purpose of reviewing open compliance violations and reviewing the collections report. At 7:41 pm a motion was made, seconded and unanimously approved to move back into open session. There were no decisions to be made after the executive session.

6. Old Business

Exterior Paint Colors: Proposed colors were reviewed for exterior and trim. Colors to be posted on the website. Homeowners will be sent a letter by USPS informing them of the proposed change and inviting them to provide input. Agenda for next BOD meeting will include approval.

7. New Business

MFCHA Registered Agent: Management is in contact to update current SCC report and any documented legal actions.

8. Calendar/Adjourn

The next meeting will be held Wednesday, May 10, 2023 at 6:30 pm via Zoom.

The meeting was adjourned at 8:32 pm.

Minutes prepared by Kristi Wilson, MFCHA Secretary