

Meadowlake Farms Homes Association

Board Meeting Minutes August 1, 2023 — Tabb Library

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:30pm. The meeting was held at the Tabb Library.

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

Personnel Absent: Dipak Patel (Dir.)

Homeowners Present: Becky Weldon (Cluster Homes Representative)

Homeowner Forum: No comments made.

Previous Month's Minutes: A motion was made, seconded and unanimously approved to approve the minutes from the board meeting held July 11, 2023

Financial

1. Treasurer's Report (Operating Accounts): The July Treasurer's Report was reviewed.
2. Assessment status/Receivables: 2nd half payments are due today.
3. Reserve Fund: Mr. Wallace provided an update on the reserve fund.

Pool

1. Maintenance:
 - a. After much research and discussion, the Board decided the pool pump will be left on year-round.
 - b. There are no pressing maintenance or repair issues right now.
2. Operations: Non-resident membership prices were reduced to \$100 (family) and \$65 (individual) on August 1.

Grounds

- Maintenance & repair items: The Board reviewed several maintenance items.
 - Ballfield signs: Mr. Smith made a motion, which was seconded and unanimously approved, to purchase three "No Trespassing/ Authorized Vehicles Only" signs to be placed around the ballfield area.

ARC Requests: The Board approved the request to install solar panels from 113 Susan Newton Lane.

Victory Community Management

1. Recent home sales: No homes have closed since the last board meeting.
2. Covenants Compliance: Ms. Knaub provided an update on several properties with outstanding compliance issues.
3. Ms. Knaub announced that Ms. Weldon will begin working for VCM. Her role as it pertains to MFHA and MFCHA matters will be purely administrative.

Minutes approved 09/05/2023

Old Business

- Tree Removal: Ms. Knaub confirmed information regarding an upcoming tree removal
- Review Open Action Items: The board reviewed the open action items

Cluster Homes Report: Ms. Weldon reported that homeowners have begun putting in ARC requests related to the color palette changes. The CH Board received quotes for removing dead and dying Linden trees along Meadowlake Road. Their reserve study has been completed and will be reviewed by the board at their next meeting. The Cluster Homes Board will have at least one opening to be filled at their AGM this year.

New Business:

- Annual Meeting Planning
 - Several dates were discussed, and Ms. Knaub will follow up with the Board regarding a location.
 - Mr. Wallace's term will be ending at this year's AGM. He has informed the board he will seek re-election. There is currently an open seat that the board would like to fill at the AGM.

Calendar

- The next board meeting is scheduled for September 5, 6:30 pm, at Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:46 pm.

Minutes provided by Victory Community Management, Inc.

Minutes approved 09/05/2023