

Meadowlake Farms Homes Association

Board Meeting Minutes May 2, 2023 — ZOOM

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:29 pm. The meeting was held via Zoom.

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

Personnel Absent: Brian Bowman (Vice-Pres.)

Homeowners Present: Becky Weldon

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 April 4, 2023.

Financial

1. Treasurer's Report (Operating Accounts): The April Treasurer's Report was reviewed. Ms. Knaub reported the estimated tax payment for 2023 has been made.
2. Assessment status/Receivables: 1st half payments were due March 1. 98% are paid. 51 homeowners have paid for the whole year. Late notices were sent April 21.
3. Reserve Fund: Mr. Wallace provided an update on the reserve fund.

Pool

1. Maintenance: The Board reviewed several maintenance items.
2. Operations: Four individuals volunteered at Community Pool Cleanup Day on April 29. Many items were progressed, but a number of actions remain outstanding. If residents have the opportunity, please check in with a Board member to offer help on any of the remaining items.

Grounds

Maintenance & repair items: The Board reviewed several maintenance/repair items.

Communications

1. Website: Has been updated to include pages for the CH association, general site update
2. Facebook Page: Posting/will post pool pass info
3. Newsletter:
4. Email List: Several emails have been sent w/reminders about pool passes, no golf carts, pool cleanup day, etc.

ARC Requests: None

Approved 6/6/23

Victory Community Management

1. Recent home sales: None
2. Yard sale success—Ms. Knaub reported 14 homes in MFHA and 15 in WCHA participated in the yard sale.
3. Covenants Compliance: The first inspection is scheduled for late May

Old Business

1. A motion was made, seconded and unanimously approved to approve the Ball Field Use Agreement.
2. Review Open Action Items: The board reviewed the open action items.

Cluster Homes Report: Ms. Weldon reported on a number of ongoing activities.

New Business: There was no new business.

Executive Session: At 7:30 pm a motion was made, seconded and unanimously approved to move into executive session for the specific purpose of considering outstanding violations of the Association's Declaration of Restrictions at one neighborhood property. At 8:02 pm a motion was made, seconded and unanimously approved to reconvene in regular session.

Executive Session Results: Upon exiting the Executive Session a motion was made, seconded and unanimously approved to request Ms. Knaub draft a response to the homeowner's attorney indicating the property remains in violation of the governing documents of the Association.

Calendar

- The next board meeting is scheduled for June 6 but may need to be moved to June 13th. A decision will be made and communicated shortly.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 8:09 pm.

Minutes provided by Victory Community Management, Inc.

Approved 6/6/23