

Meadowlake Farms Homes Association

Board Meeting Minutes February 1, 2022

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

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

Personnel Absent: Wilbert Smith (Treas.)

Homeowners Present: Kristi Wilson (CH Rep.)

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 December 7, 2021. There was no meeting held in January 2022.

Financial

1. Treasurer's Report (Operating Accounts): The board members reviewed the Treasurer's Reports for December and January.
2. Assessment status/Receivables: First half assessments are starting to be received.
3. Reserve Fund: \$303,704.83. The reserve contribution for 2021 was made.

Pool

1. Maintenance: Mr. Duncan reported on several plumbing issues at the pool house that Clearwater will be taking care of. He will look into a replacement storage container for the pool chemicals.
2. Operations:
 - 2022-2023 Clearwater Contract: No new developments.
 - Swimming Pool Passes: The board confirmed they will continue using SwimmingPoolPasses.com as their third-party vendor to process and deliver pool passes. Pool pass prices for non-MFHA residents will be \$190 for individuals and \$300 for families. Prices will be decreased after July 1 and August 1.

Grounds

1. Maintenance & repair items:
 - Ms. Knaub presented several estimates for a new sign to be made for the Victory Blvd. entrance. Mr. Wallace made a motion, which was seconded and unanimously approved to contract with The Sign Shop to make a new sign that will be mounted on top of the existing metal sign. The sign will be paid for with reserve funds.
 - Ms. Knaub reported the landscape maintenance contract has increased by 3.5%, as allowed per the terms of the contract. The 2022 budget line item will almost cover this increase.
2. Pool Parking Lot: The board confirmed they are planning to seal the asphalt on the pool parking lot in the spring.

3. Tennis Ct color coat: After discussion, the board agreed the tennis courts will be repaired and that they do not need to be resurfaced at this time. Additional quotes will be reviewed.

4. Mr. Patel reported he obtained two additional quotes from landscape maintenance contractors. Both quotes were significantly higher than the current contract. The board confirmed they are pleased with the current contractor's performance and will not be changing contracts at this time.

Communications

1. Website: Nothing to report
2. Facebook Page: Nothing to report.
3. Newsletter: Nothing to report.
4. Email List: A message was sent to all homeowners/residents with an update on assessment amounts, ARC requirements, stormwater ditch maintenance, and York County leaf pick-up.

ARC Requests: 125 SNL Pool was approved 1/21/22. The board reviewed and approved a request from 108 Susan Newton Ln. to construct a shed in their backyard.

Victory Community Management

1. Recent home sales: 108 SNL is scheduled to close on 2/7/22.
2. Misc.: Ms. Knaub has submitted a request to VDOT to fix the speed limit sign on S Bowman Terrace. She has also requested the Sheriff's deputies increase their presence in the neighborhood in response to homeowner reports of speeding and drivers running stop signs.

Old Business:

1. Victory At Tabb Development—Nothing to report.
2. Review Open Action Items: The board reviewed the open action items.

New Business:

1. MFHA Fidelity Bond: Ms. Knaub was asked to obtain information about increasing the Association's fidelity bond to either \$375,000 or \$400,000 in order to remain compliant with the Code of Virginia's regulations.
2. Rental use of tennis courts: Ms. Knaub reported on a request she received from licensed tennis instructors to rent the MFHA tennis courts for four hours a week for several weeks. The board approved the proposal and requested Ms. Knaub finalize the details with the instructors.

Cluster Homes Report: Ms. Wilson reported on the progress with having the Cluster Homes parking lot restriped and on remediating a drainage issue. There is currently one seat open on the Cluster Homes Board of Directors.

Calendar

- Next meeting: March 1, 2022, 6:30 pm at Tabb Library

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting 7:43 pm.