

Meadowlake Farms Homes Association

Board Meeting Minutes March 7, 2023

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.

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

Personnel Absent:

Homeowners Present: Julia Del Casal (CH 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 February 7, 2022.

Financial

1. Treasurer's Report (Operating Accounts): The February Treasurer's Report was reviewed. Ms. Knaub reported the tax information has been submitted to the accountant. Information needed for the financial review will be taken to Burks' Bookkeeping after the tax returns are complete.
2. Assessment status/Receivables: 1st half payments were due March 1. 79% of the assessments have been paid.
3. Reserve Fund: Mr. Wallace provided an update on the reserve fund.

Pool

1. Maintenance: The Board reviewed several maintenance items.
2. Operations:
 - a. Residents will pay a portion of the printing/ mailing cost of pool passes this year. The fee will be \$5 per household plus \$1 per pass.
 - b. Pool pass prices for non-MFHA residents will be the same as last year: \$190 for individuals and \$300 for families. Prices will be decreased after July 1 (\$130/\$200 respectively) and August 1 (\$65/\$100).
 - c. Community Pool Cleanup Day set for April 29 at 10AM (w/ May 6 as rain date). Efforts by residents helps keep the cost of expenses down. Needs include:
 - i. Inspect/clean white pool benches
 - ii. Paint light poles
 - iii. Paint bathroom doors
 - iv. Remount water fountain
 - v. Replace boards on shed ramp
 - vi. Relocate lane lines to the shed
 - vii. Clean bathrooms & bulletin boards
 - viii. Paint shed man door
 - ix. Replace plywood on shed floor
 - x. Remove hardware from pool chemical container

Approved 4/4/23

Grounds

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

Communications

1. Website: Ms. Knaub reported the website is being updated to include pages for the Cluster Homes.
2. Facebook Page: Will post information about the pool passes.
3. Newsletter: A spring newsletter will be issued after the March Board meeting. Newsletters will be distributed via the community email list from now on.
4. Email List: Ms. Knaub will send an email with assessment reminders & pool pass information.

ARC Requests: One ARC request was received and approved for exterior improvements prior to the board meeting.

Victory Community Management

1. Recent home sales: None
2. Covenants Compliance: SBK provided an update regarding the status of one property. The first of three inspections will take place in May.

Old Business

- Review Open Action Items: The board reviewed the open action items.

New Business:

- Mr. Wallace reported on a repair needed on several Watch Light poles.

Cluster Homes Report: Ms. Del Casal provided an update on several maintenance projects underway.

Calendar

- Next board meeting April 4, 6:30 pm at Tabb Library

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:45 pm.