

# *Meadowlake Farms Homes Association*

## Board Meeting Minutes

June 7, 2022

**Call to Order:** Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:32 pm. The meeting was held at the Tabb Library in the Group Study Room.

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

**Personnel Absent:**

**Homeowners Present:** Julia Powell (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 May 3, 2022.

### **Financial**

1. Treasurer's Report (Operating Accounts): Ms. Knaub presented the Treasurer's Report for May and answered questions from the board.
2. Assessment status/Receivables: Approximately 95% of first half assessments have been received.
3. Reserve Fund: Mr. Wallace provided a report about the reserve fund.

### **Pool**

1. Maintenance: Mr. Wallace reported on several maintenance items that were addressed during the recent Community Work Day at the pool.
2. Operations:
  - Ms. Knaub reported on pool passes that have been purchased so far this year.
  - Meadowlake Farms Annual BBQ has been scheduled for Saturday, June 18 from 12-4PM; free to all

### **Grounds**

1. Maintenance & repair items: Several maintenance items were reviewed.
2. Tennis Ct color coat: No new developments.
3. Pool Parking Lot: The board agreed to pause on re-sealing the pool parking lot until the fall, after the pool season.

### **Communications**

1. Website: Nothing to report.
2. Facebook Page: Ms. Knaub posted a reminder about pool passes.
3. Newsletter: Mr. Wallace drafted the newsletter.
4. Email List: Ms. Knaub sent out newsletter.

**ARC Requests:** No requests since last meeting.

Approved 7/5/2022

### **Victory Community Management**

1. Recent home sales: Ms. Knaub reported on the recent sale of one single family home and two townhomes.
2. Covenants Compliance: Ms. Knaub reported the report from the first covenants compliance inspection of the year is available in the board's Google Drive.
3. Misc.: Ms. Knaub reported on progress on neighborhood speed limit signs.

### **Old Business**

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

### **New Business :**

1. Lake Maintenance: The Board discussed lake maintenance and agreed to follow up with CNU to determine appetite/interest for conducting another lake study project.
2. Electronic Meetings Resolution: Mr. Wallace made a motion, which was seconded and unanimously approved to adopt Resolution 2022-06-07: Guidelines for the Use of Electronic Means for Meetings. The procedures are adopted pursuant to VA code Sec 55.1-1832.

**Cluster Homes Report:** Ms. Powell provided an update from the board of the Cluster Homes.

**Calendar:** Next meeting: July 5, 2022, 6:30 pm at Tabb Library

**Adjourn:** A motion was made, seconded and unanimously approved to adjourn the meeting 7:36 pm.

Minutes prepared by Victory Community Management, Inc.

Approved 7/5/2022