

# Meadowlake Farms Cluster Homes Association, Inc.

## BOARD OF DIRECTORS MEETING

May 10, 2023 6:30 pm via Zoom

### 1. Establish Quorum & Call to Order

Board Members Present: Nancy Noble (Pres), Kristi Wilson (Sec.), Becky Weldon (Treas.), Julia Del Casal (Member-at-Large)

Board Members Absent: Eric Taylor (Vice-Pres)

Homeowners: Five additional homeowners attended the meeting.

Also Present: Sarah Knaub, Victory Community Management, Inc.

Ms. Noble called the meeting to order at 6:35pm.

- 2. Open Forum:** Ms. Noble and Ms. Knaub gave a presentation about the proposed exterior color palette change and implementation plan. Homeowners provided comments and asked questions. Following the discussion about exterior colors, an open forum was held to hear comments and questions about other topics. Most of the feedback was positive. The revised proposed colors and plan will be sent out to the membership. It will be voted on at the next board meeting.

Parking placards were discussed, and the board is continuing to work through optimization plans.

The reserve study process was reviewed.

- 3. Approval of Minutes:** Ms. Del Casal made a motion, which was seconded and unanimously approved, to approve the minutes of the board meeting held April 12, 2023.

### 4. Reports

- a. Financial Report — The board reviewed the April Treasurer's Report. Ms. Weldon reviewed the budget. A Financial Review will be completed in the next few months.
- b. Architectural Requests — There have been no architectural requests submitted since the last meeting.
- c. MFHA Report – Ms. Weldon provided a report from the last MFHA board meeting. All homeowners and residents are encouraged to request their pool passes as soon as possible.

The schedule for Cluster Homes representatives to attend the MFHA board meetings is:

June 6: Ms. Weldon

July 11: Ms. Wilson

August 1

- d. Manager's Report — The Manager's Report was sent out via email. Ms. Knaub provided an update on the status of transitioning from the previous management company.

Approved 6/15/23

## **5. Old Business**

- a. Message Boxes: Ms. Weldon made a motion, which was seconded and unanimously approved to approve a quote for three new message boxes and a new post to be installed for the message box near 102. The approval is for \$675 which will be paid with reserve funds.
  
- b. Exterior Color Palette: Information about the proposed revision to the exterior color palette and implementation plan was sent via email to all homeowners and residents who have an email address on file, was sent by regular mail to all homeowners at their address of record, was posted at each of the message boxes and on the mailboxes in the area that does not have a message box, and was posted on the neighborhood's website. The revised proposed colors and plan will be sent out to the membership. It will be voted on at the next board meeting.

## **6. New Business**

MFCHA Collections Attorney: Ms. Noble made a motion, which was seconded and unanimously approved, to enter into an agreement with Thaddeous Bechtel to serve as the Association's collections attorney upon the retirement of the current attorney, Vonda Dunn.

## **7. Calendar/Adjourn**

The next meeting will be held Wednesday, June 14, 2023 at 6:30 pm via Zoom.

The meeting was adjourned at 7:56 pm.

Minutes prepared by Kristi Wilson, MFCHA Secretary