

Meadowlake Farms Homes Association

Board Meeting Minutes July 11, 2023 — Tabb Library

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.

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

Personnel Absent: Wilbert Smith (Sec./Treas.)

Homeowners Present: Nancy Noble (Cluster Homes 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 June 6, 2023.

Financial

1. Treasurer's Report (Operating Accounts): The June Treasurer's Report was reviewed. Ms. Knaub reported the 2023 Financial Review was completed with no changes recommended. Hardcopies of the letter of review were distributed to the board members.
2. Assessment status/Receivables: 2nd half payments are due Aug 1.
3. Reserve Fund: Mr. Wallace provided an update on the reserve fund.

Pool

1. Maintenance: There are no pressing maintenance or repair issues right now.
2. Operations: Non-resident membership prices were reduced to \$200 (family) and \$130 (individual) on July 1.

Grounds

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

ARC Requests: None

Victory Community Management

1. Recent home sales: Ms. Knaub reported on the recent sale of one of the townhomes.
2. Covenants Compliance: The first inspection resulted in many properties identified as being out of compliance. The board requested information be sent to all homeowners via the neighborhood email list about roof mold, lawn maintenance, and requirements for maintaining an off-driveway parking pad.

Old Business

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

Minutes approved 8/01/23

Cluster Homes Report: Ms. Noble reported that the new color palette & implementation plan has been approved by the MFCHA Board. Also, the new message boards at the mailboxes have been installed.

New Business:

1. Mr. Wallace made a motion, which was seconded and unanimously approved to contract with Poquoson Tree Service to remove a tree from the lake near 219 Susan Newton Ln.
2. The Board confirmed they would grant CNU students access to the lake to perform another lake study this year.

Calendar

- The next board meeting is scheduled for August 1, 6:30 pm, at Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:51 pm.

Minutes provided by Victory Community Management, Inc.

Minutes approved 8/01/23