

Meadowlake Farms Homes Association

Board Meeting Minutes September 6, 2022

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 in the Group Study Room.

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

Personnel Absent: Dipak Patel (Dir.)

Homeowners Present: No homeowners were present.

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 August 2, 2022.

Financial

1. Treasurer's Report (Operating Accounts): Ms. Knaub presented the Treasurer's Report for August and answered questions from the board.
2. Assessment status/Receivables: Reviewed the list of unpaid assessments. Late notices will be sent next week.
3. Reserve Fund: Mr. Wallace provided a report about the reserve fund.
4. The Financial Review for 2019, 20, 21 will be arranged with Burks' Bookkeeping.

Pool

1. Maintenance: Mr. Duncan reported on several maintenance items that have been addressed and additional items needed in the pool house and bathroom.
2. Operations: Trash/recycling service at the pool will be stopped for the season.

Grounds

1. Maintenance & repair items: Several maintenance items were reviewed.
2. Ball Field Update: Ms. Knaub provided an update on ball field usage and maintenance.
3. Parking Lot Repairs/Sealing: Mr. Wallace presented three quotes for having the parking lot repaired, resealed, and repainted. The board agreed to proceed with quote from Tidewater Sealcoating & Paving. The work will be paid for with reserve funds.

Communications

1. Website: No report
2. Facebook Page: No report
3. Newsletter: No report
4. Email List: Ms. Knaub will communicate details for the Annual General Meeting (AGM) and the fall yard sale.

Approved 10/4/2022

ARC Requests: Approved request from SNL125 for backyard shed.

Victory Community Management

1. Recent home sales: Ms. Knaub reported on the recent closing of two properties and one additional property scheduled to close later this month.
2. Covenants Compliance: Ms. Knaub provided an update on recent covenants compliance activities. The third, and final, compliance inspection will take place during the first half of September.
3. Misc.:
 - a. In following up about an inquiry about chicken keeping, Ms. Knaub confirmed that York County does not allow the keeping of chickens, or any other farm animals, anywhere in MFHA.
 - b. The board agreed to the proposed date of Oct. 8 (with Oct. 15 for rain date) for the fall yard sale.
 - c. The board agreed to renew the management services provided by Victory Community Management with new contract.

Old Business

1. Lake Maintenance: The board discussed CNU's proposed timeline of activities to conduct another lake health study project.
2. The board agreed to hold the Annual General Meeting (AGM) on Oct 11th at 7PM via ZOOM. Details and proxy will be communicated via letter to each homeowner.
3. Review Open Action Items: The board reviewed the open action items.

New Business:

1. Draft 2023 Budget: Ms. Knaub presented a draft budget for 2023. The board reviewed the document and made several revisions.

Cluster Homes Report: No representation present; no report made.

Calendar

- Next meeting: Oct. 4, 2022, 6:30 pm at Tabb Library

Adjourn: A motion was made, seconded, and unanimously approved to adjourn the meeting 7:55 pm.

Minutes provided by Victory Community Management, Inc.

Approved 10/4/2022