

Meadowlake Farms Homes Association

Board Meeting Minutes March 1, 2022

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:37 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.), Sarah Knaub (Community Assoc. Mgr.)

Personnel Absent: Dipak Patel (Dir.)

Homeowners Present: Kristi Wilson (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 February 1, 2022.

Financial

1. Treasurer's Report (Operating Accounts): The board members reviewed a preliminary Treasurer's Report for February. Bank statements were not available yet, so a full report will be emailed to board members when it is complete.
2. Assessment status/Receivables: Approximately 25% of first half assessments have been received.
3. Reserve Fund: \$298,321.

Pool

1. Maintenance: Mr. Duncan and Ms. Knaub reported on the status of several repairs and replacements being made at the pool.
2. Operations:
 - 2022-2023 Clearwater Contract: No new developments.

Grounds

1. Maintenance & repair items:
 - Ms. Knaub confirmed that she has received the proof for the new sign being made for the Victory Blvd. entrance. The sign should be installed in 3-4 weeks.
2. Tennis Ct color coat: No new developments.

Communications

1. Website: Nothing to report
2. Facebook Page: Nothing to report.
3. Newsletter: Nothing to report.
4. Email List: Nothing to report.

ARC Requests: 206 Susan Newton Lane —new windows, to include white trim instead of current blue.

Minutes approved 4/5/22

Victory Community Management

1. Recent home sales: None.
2. Misc.: Ms. Knaub will follow up with VDOT about a missing speed limit sign.

Old Business:

1. Victory At Tabb Development—Nothing to report.
2. MFHA Fidelity Bond: A motion was made, seconded and unanimously approved to increase the Association's fidelity bond to \$400,000. This amount is at or above the minimum required by the Code of Virginia.
3. Review Open Action Items: The board reviewed the open action items.

New Business : There was no New Business brought before the board.

Cluster Homes Report: Ms. Wilson reported no new developments.

Calendar

- Next meeting: April 5, 2022, 6:30 pm at Tabb Library

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting 7:24 pm.