

Meadowlake Farms Homes Association

Board Meeting Minutes July 5, 2022

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:45 pm. The meeting was held at the Tabb Library in the Group Study Room.

Personnel in Attendance: Tim Wallace (Pres.), Wilbert Smith (Treas.), Dipak Patel (Dir.), Sarah Knaub (Community Assoc. Mgr.)

Personnel Absent: George Duncan (V-Pres.), Brian Bowman (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 June 7, 2022.

Financial

1. Treasurer's Report (Operating Accounts): Ms. Knaub presented the Treasurer's Report for June and answered questions from the board.
2. Assessment status/Receivables: Second Half invoices have been ordered and should be received any day now.
3. Reserve Fund: Mr. Wallace provided a report about the reserve fund.

Pool

1. Maintenance: Mr. Wallace reported on several maintenance items that have been addressed and additional items needed in the pool house.
2. Operations:
 - Ms. Knaub reported on pool passes that have been purchased so far this year.
 - York County public school starts August 29, therefore the pool will be closed during that week but will be open Friday, September 2 through Monday, September 5 for Labor Day weekend.

Grounds

1. Maintenance & repair items: Several maintenance items were reviewed. The bench repair has been completed.
2. Tennis Ct color coat: No new developments.

Communications

1. Website: Nothing to report.
2. Facebook Page: Ms. Knaub will post August pool schedule closer to the time.
3. Newsletter: Nothing to report.
4. Email List: Nothing to report.

Approved 8/2/22

ARC Requests: No requests since last meeting.

Victory Community Management

1. Recent home sales: Ms. Knaub reported on the closing of two townhome sales this month.
2. Covenants Compliance: Ms. Knaub provided an update on recent covenants compliance activities.
The next compliance inspection will take place at the end of July.
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.
2. Lake Maintenance: The Board reviewed actions to date regarding CNU's appetite/interest for conducting another lake study project.

New Business :

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

Calendar: Next meeting: August 2, 2022, 6:30 pm at Tabb Library

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

Minutes prepared by Victory Community Management, Inc.

Approved 8/2/22