

Meadowlake Farms Homes Association

Board Meeting Minutes

June 6, 2023 — ZOOM

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 via ZOOM.

Personnel in Attendance: Tim Wallace (Pres.), Wilbert Smith (Sec./Treas.), Brian Bowman (Vice-Pres.), Sarah Knaub (Community Assoc. Mgr.)

Personnel Absent: Dipak Patel (Dir.)

Homeowners Present: Becky Weldon

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 May 2, 2023.

Financial

1. Treasurer's Report (Operating Accounts): The May Treasurer's Report was reviewed. Ms. Knaub reported the materials for the 2022 financial review have been taken to the accountant.
2. Assessment status/Receivables: 1st half payments were due March 1. 99% of 1st half payments have been made.
3. Reserve Fund: Mr. Wallace provided an update on the reserve fund.

Pool

1. Maintenance: The Board reviewed several maintenance items.
2. Operations: Non-resident membership prices will be reduced to \$200 (family) and \$130 (individual) on July 1.

Grounds

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

Communications

No new developments.

ARC Requests: One ARC request has been approved since the last board meeting—new shed approved at 127 Susan Newton Lane.

Victory Community Management

1. Recent home sales: None
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 and that notices for that issue be held until the next inspection.

Minutes approved July 11, 2023

Old Business

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

Cluster Homes Report: Ms. Weldon reported the MFCHA Board has been receiving input from homeowners about the new proposed color palette and implementation plan. The board plans to vote on the final version of the plan at their June board meeting.

New Business: There was no new business.

Executive Session: At 7:35 pm a motion was made, seconded and unanimously approved to move into executive session for the specific purpose of considering outstanding violations of the Association's Declaration of Restrictions at one neighborhood property. At the conclusion of the executive session, the Board resumed open session. No motions were made relative to the topic discussed.

Calendar

- The next board meeting is scheduled for July 11 at 6:30 pm at the Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:52 pm.

Minutes provided by Victory Community Management, Inc.

Minutes approved July 11, 2023