

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING

May 8, 2024 6:30 pm via Zoom

1. Establish Quorum & Call to Order:

Board Members Present: Kristi Wilson (Pres.), Nancy Noble (V. Pres.), Becky Weldon (Sec.), Julia DelCasal (Treas.)

Board Members Absent: Karen Forrest (Mem. at Large)

Homeowners Present: None

Also Present: Sarah Knaub, Victory Community Management, Inc.

A quorum of board members was present.

Ms. Wilson called the meeting to order at 6:39 pm.

2. Open Forum: No questions asked, or comments made.

3. Approval of Minutes: Ms. Wilson made a motion to approve the April board meeting minutes, which was seconded by Ms. DelCasal, and unanimously approved.

4. Reports:

- a. Treasurer's report – Ms. DelCasal reviewed the April treasurer's report.
- b. Architectural requests – Ms. Knaub reported there have been two requests since the last board meeting: 107C was approved to paint their siding Kendall Charcoal, and 104C was approved for Buff. After much consideration, the Board voted to replace the Palace Red and Wine door colors from the original palette with Sherwin-Williams Rookwood Red and Rookwood Dark Red. The new colors are very similar to the original colors which are no longer available.
- c. MFHA report - Ms. Wilson provided a summary of the May MFHA board meeting. The Pool is opening soon, and everyone will need to obtain new pool passes. Ms. Knaub will send out an email to all homeowners regarding that process. The new fencing for the ballfield has been installed. A York Co Deputy toured the common areas with Mr. Wallace and suggested improvements for safety and security. This is a free service offered by the Sheriff's Department.
- d. Manager's report – Ms. Knaub reviewed the Manager's report. She updated the board on WatchLight repair/replacement between 105 and 107. The board reviewed and approved a quote to have sod installed in the three traffic islands where trees were recently removed. Ms. Knaub advised that she would be conducting a Covenant Compliance Inspection soon.

5. Old Business:

- a. The board continued the discussion of the erosion behind buildings 103 and 105.
- b. The board continued the discussion of the upcoming paving project, specifically the valley gutters.
- c. Ms. Weldon updated the board on the humane removal of the stray cats living in the neighborhood.

6. New Business:

Ms. Knaub has recently received complaints regarding salespeople ringing doorbells. The board discussed the purchase and installation of "No Soliciting" signage. Ms. Wilson suggested a neighborhood Facebook page.

7. Calendar/Adjourn: The meeting was adjourned at 8:00 pm. The next meeting will be held Wednesday, June 12, 2024 at 6:30 pm via Zoom.