

# Meadowlake Farms Cluster Homes Association, Inc.

## BOARD OF DIRECTORS MEETING

October 9, 2024 6:30 pm via Zoom

### 1. Establish Quorum & Call to Order:

Board Members Present: Kristi Batdorf (Pres.), Nancy Noble (V. Pres.), Julia DelCasal (Treas.), Becky Weldon (Sec.), Karen Forrest (Mem. at Large)

Board Members Absent: None

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 6:31 pm.

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

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

### 4. Reports:

- a. Treasurer's report – Ms. DelCasal reviewed the September treasurer's report.
- b. Architectural requests – Ms. Knaub reported that three new requests have been submitted via email and were approved since the last meeting:
  - 105A was approved for a 6' fence to replace the 4' fence
  - 111G was approved to paint the siding Englewood Cliffs
  - 113G was approved to replace original siding with vinyl siding in a color that matches the updated palette
- c. MFHA report – Ms. DelCasal gave a report for the October MFHA board meeting which included discussion about tree work and fencing. The pool is now officially closed for the winter season. The MFHA board is also preparing for their Annual Meeting to be held on October 24<sup>th</sup> at 7pm at Tabb High School (Room 212).
- d. Manager's report – Ms. Knaub reviewed the Manager's report including the summary report for the recent Covenant Compliance inspection. She obtained a quote to prune and haul debris from the pine tree that broke off last month. The board made a motion, which was seconded and unanimously approved, to have the work done.

### 5. Old Business:

- a. Ms. Knaub provided an update from York County to alleviate the erosion behind 103 and 105.
- b. The board continued the discussion regarding the upcoming paving project.
- c. The board continued the discussion regarding community parking.
- d. The board reviewed the presentation for the Annual Meeting which will take place on November 13<sup>th</sup> via Zoom at 7:00.

### 6. New Business: The board reviewed the 2025 Budget which will be presented for homeowners' questions and comments at the Annual Meeting.

### 7. Calendar/Adjourn: The meeting was adjourned at 8:37 pm.

The next meeting will be held Wednesday, November 13, 2024 at 6:30 pm via Zoom.

Minutes prepared by Becky Weldon, Secretary