

MEADOWLAKE FARMS CLUSTER HOMES ASSOCIATION

Annual Meeting Notes

November 13, 2024, 7:00 pm, via Zoom

Attendance: Kristi Batdorf (Pres.), Becky Weldon (Sec.), Karen Forest (Mem. At Large), and Sarah Knaub and Stephanie Payne of Victory Community Management. Absent were Nancy Noble (Vice-Pres.) and Julia DelCasal (Treas.).

One (1) homeowner was present. In addition, three (3) valid proxies had been received prior to the meeting. In all, seven (7) households were represented at the meeting, which does not fulfill the requirement for a quorum. *The meeting was held for informational purposes only.*

Ms. Batdorf called the meeting to order at 7:07 pm.

Introduction: Ms. Batdorf reviewed the agenda for the meeting and introduced the board members. The meeting continued with the aid of PowerPoint slides.

Reports:

1. Ms. Batdorf provided updates on accomplishments for the year, including removal of the Linden trees on Meadowlake Road and other tree work, parking lot maintenance, transition to the updated color palette and introduction to expanded shingle choices, and the humane removal of stray cats.
2. Goals for 2025 were presented which included remediation of the drainage and erosion issues behind 103 & 105 by York County, completion of parking lot paving for 109-115, continuing with reasonable and consistent enforcement through the Covenant Compliance Program, updating of official Rules and Regulations, replacing the signs at each entrance, and ongoing tree maintenance.
3. Ms. Weldon presented a financial report as of October 31, 2024, and a proposed budget for 2025.

Elections: Three board positions are available. Nancy Noble is resigning from the Board after many years of faithful service. Kristi Batdorf and Julia DelCasal are at the end of their terms and are seeking re-election. Chris Elliot submitted his board nomination form prior to the meeting. No other nomination forms were received and there were no nominations from the floor. Since there was not a quorum present, the board positions will be filled by appointment at the December board meeting.

Open Forum: Pursuant to §55.1 -1816 of the Code of Virginia, homeowners and residents were given time to ask questions, make comments and give suggestions about matters pertaining to the Association. The annual meeting slides will be available in the Cluster Homes section of the MFHA website here:

<https://www.meadowlakefarmshomes.com/clusterhomes-hoa>

There being no further business brought before the board, a motion was made, seconded and unanimously approved to adjourn the meeting at 7:49pm.