

Meadowlake Farms Homes Association

Board Meeting Minutes December 3, 2024

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:31pm. The meeting was held at the Tabb Library.

Personnel in Attendance: Tim Wallace (Pres.), Brian Bowman (Vice-Pres.), Dipak Patel (Dir.), Sarah Knaub (Community Assoc. Mgr.), Stephanie Payne (Victory Community Management)

Personnel Absent: Wilbert Smith (Sec./Treas.)

Prior to the meeting, Jessica Kravitz sent an email resigning from the board as of December 1.

Homeowners Present: Becky Weldon (CH representative)

Open Forum: No comments made.

Previous Month's Minutes: Mr. Wallace made a motion, which was seconded and unanimously approved, to approve the minutes from the November 5, 2024 board meeting.

Cluster Homes Report: Ms. Weldon provided an update on neighborhood improvements. York County is currently working on a project to mitigate erosion behind several homes.

Financial

1. Treasurer's Report (Operating Accounts): The November Treasurer's Report was reviewed.
2. Assessment status/Receivables: One assessment is still outstanding.
3. Reserve Fund: Mr. Wallace will be reaching out to Mr. Osborne at Edward Jones to evaluate 2025 reserve fund needs.

Mr. Wallace made a motion, which was seconded and unanimously approved for Victory Community Management to transfer \$10,000 from the Truist operating checking account to the Edward Jones Reserve Account and \$10,000 from the Truist operating checking account to the operating savings account. The transfers constitute the 2024 budgeted reserve fund contributions.

Pool

1. Maintenance – Mr. Wallace reported the status of several maintenance items.
2. Operations – The board revised the 2025 pool membership prices. The new family rate is as follows: \$360, \$280, \$140 for up to 6 members with each additional member at \$60, \$40, and \$20. The individual rate is as follows: \$220, \$165, and \$75. The prices are reduced on July 1 and August 1.

Grounds

- Maintenance & Repair Items: The board discussed several maintenance items that will be addressed. Ms. Knaub reported VDOT is investigating two sinkholes near the pool parking lot.

- Vulnerability & Risk Assessment: Signs for the parks have been received. Installing the signs specifying the parks are for MFHA members and guests only completes the board's plans for improvements based upon the Outdoor Security Vulnerability Risk Assessment provided by the Sheriff's Department.
- Tree Work at Lake: The detrimental vegetation and dead trees have been removed from the stormwater inflow area behind the tennis courts.
- Landscape Bed at Pool Parking Lot: A motion was made, seconded and unanimously approved to contract with TSP Lawns & Landscapes to grind the stumps and remove excess mulch and soil from the landscape bed at the pool parking lot. The contract also includes grinding the stump from the tree that was removed at the Route 134 entrance.

ARC Requests – There have been no new ARC requests since the last meeting.

Victory Community Management

- Covenants Compliance Inspections: The board provided guidance about one property.

Old Business

- 2025 Budget: A motion was made, seconded and unanimously approved to approve the 2025 budget with the revisions made at the meeting. Annual assessments will remain the same at \$580 for the Cluster Homes and \$600 for the single-family homes.
- Fence Construction Guidelines: The board reviewed a draft of the revised fence rules.
- Corporate Transparency Act Reporting: A motion was made, seconded and unanimously approved to approve an Addendum to the Association Management Services Agreement with Victory Community Management. The addendum authorizes Victory Community Management to file the required Beneficial Owner Information Report for MFHA.
- Review Open Action Items: The board reviewed the open action items.

New Business: There was no new business.

Calendar: The next board meeting is January 7, 2024 at 6:30 pm, at the Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:57 pm.