

Meadowlake Farms Cluster Homes Association, Inc.

BOARD OF DIRECTORS MEETING

June 12, 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.), Karen Forrest (Mem. at Large)

Board Members Absent: None

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

A quorum of board members was present.

Homeowners Present: One homeowner was present via Zoom.

Ms. Wilson called the meeting to order at 6:32 pm.

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

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

4. Executive Session: One homeowner was invited to the meeting to discuss ongoing Covenant Compliance issues. The homeowner advised the window AC units were permanently removed. The homeowner was given 30 days to remove siding mold and paint their trim and scallops. The homeowner was also granted 30 days to store vehicle accessories behind their fence until an alternative storage situation can be arranged.

5. Reports:

- a. Treasurer's report – Ms. DelCasal reviewed the May treasurer's report.
- b. Architectural requests – Ms. Knaub reported there have been three request(s), since the last board meeting, to paint siding: 107B Englewood Cliffs, 111E Revere Pewter, and 102B Englewood Cliffs. The board approved all three requests.
- c. MFHA report - Ms. DelCasal provided a summary of the June MFHA board meeting. Signage for the playgrounds and lake were discussed, as well as pool area storage and a potential change to the current fencing requirements.
- d. Manager's report – Ms. Knaub reviewed the Manager's report. She updated the board on WatchLight repair/replacement between 105 and 107 and advised the delay in this process has caused a delay in sod installment. Ms. Knaub also gave a summary of the recent Covenant Compliance inspection.

6. Old Business:

- a. The board continued the discussion regarding erosion behind buildings 103 and 105.
- b. The board continued the discussion regarding the upcoming paving project.
- c. The board continued the discussion regarding the humane removal of the stray cats.

7. New Business:

- a. Due to safety concerns recently outlined by the YC Sheriff's Department, Ms. Knaub obtained quotes for trimming and raising the canopy on two trees near the 115 block, and limbing up the cypress trees along the berm between the ball field and Cluster Homes. The MF HOA was advised to trim the trees 6-8' from the ground to eliminate hiding places. A motion was made, seconded and approved, to approve

Minutes prepared by Becky Weldon, Secretary.

a quote from Hanson Tree Care to prune the two trees behind 115 and to split the cost of pruning the trees on the berm with Meadowlake Farms HOA.

8. **Calendar/Adjourn:** The meeting was adjourned at 8:20 pm. The next meeting will be held Wednesday, July 10, 2024 at 6:30 pm via Zoom.