

# *Meadowlake Farms Homes Association*

## Board Meeting Minutes

June 4, 2024

**Call to Order:** Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:30 pm. The meeting was held at the Tabb Library.

**Personnel in Attendance:** Tim Wallace (Pres.), Brian Bowman (Vice-Pres.), Wilbert Smith (Sec./Treas.), Sarah Knaub (Community Assoc. Mgr.)

**Personnel Absent:** Dipak Patel (Dir.)

**Homeowners Present:** Julia DelCasal (Cluster Homes Representative)

**Open Forum:** No comments made.

**Previous Month's Minutes:** A motion was made, seconded and unanimously approved to approve the minutes from the April and May board meetings.

**Cluster Homes Report:** Ms. DelCasal reported homeowners continue to complete projects to bring their homes into compliance with the new exterior color regulations. Volunteers are working to trap stray cats in the neighborhood and are taking them to a local rescue shelter.

### **Financial**

1. Treasurer's Report (Operating Accounts): The May Treasurer's Report was reviewed.
2. Assessment status/Receivables: 98% of 1<sup>st</sup> half assessments have been paid.
3. Reserve Fund: Mr. Wallace provided an update on the reserve funds.

### **Pool**

1. Maintenance: Clearwater has replaced the sand in the sand filter and cleaned the filter equipment.
2. Operations: Ms. Knaub reported the May payout from Access Granted is on its way.
3. Insurance: Ms. Knaub was asked to get bids for insurance from a new carrier.

### **Grounds**

- Maintenance & Repair Items: Ms. Knaub will meet with an arborist to determine if the trees in the median on Meadowlake Rd. need to be removed or if they can be pruned.
- Ballfield Security: The bollards and chain at the ballfield look great. Ms. Knaub reported on efforts to communicate with the travel softball team that utilizes the field.
- Tour with Deputy Taylor (YPSO): Mr. Wallace reported the Outdoor Security Vulnerability Assessment Report has been received. The formal report is very extensive. He provided a highlight document which was reviewed. The board identified items from the report that will be addressed over the next few months.

**ARC Requests** – A motion was made, seconded and unanimously approved to deny a request from a homeowner to replace their current 4’ fence with a new one but to keep two existing panels of 6’ fence. If the fence is repaired or replaced it must be brought into compliance with the rules and regulations.

### **Victory Community Management**

1. Fence Approvals: Ms. Knaub reported there is just one more 6’ fence to research and document.
2. CNU Pond Study: Ms. Knaub reported the final poster from the CNU pond study is now in the Board’s shared drive.
3. Covenants Compliance Inspections: Ms. Knaub reported on the most recent covenants compliance inspection and provided a summary report to the board.

### **Old Business**

- Reserve Investments: Ms. Knaub reported all Edward Jones accounts are set up and funds have been deposited accordingly.
- Review Open Action Items: The board reviewed the open action items.

### **New Business**

- Community BBQ: The board determined not to host a community BBQ this year, but the idea will be considered for next year.
- Savings Account: Mr. Smith proposed moving some operating funds into a high-yield savings account. He will provide information about potential banks.

### **Calendar**

- The next board meeting is scheduled for July 2 at 6:30 pm, at the Tabb Library.

**Adjourn:** A motion was made, seconded and unanimously approved to adjourn the meeting at 7:49 pm.