

Meadowlake Farms Homes Association

Board Meeting Minutes August 15, 2024

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:38 pm. The meeting was held at the Tabb Library.

Personnel in Attendance: Tim Wallace (Pres.), Wilbert Smith (Sec./Treas.), Dipak Patel (Dir.), Sarah Knaub (Community Assoc. Mgr.)

Personnel Absent: Brian Bowman (Vice-Pres.)

Homeowners Present: Karen Forrest (CH representative)

Open Forum: No homeowners present; no comments made.

Previous Month's Minutes: A motion was made, seconded and unanimously approved to approve the minutes from the July 2nd board meeting.

Cluster Homes Report: Ms. Forrest reported on the removal of most of the stray cats from the neighborhood and the status of several grounds-related projects.

Financial

1. Treasurer's Report (Operating Accounts): The July Treasurer's Report was reviewed.
2. Assessment status/Receivables: 87% of all assessments for the year have been paid. Those who have not paid will receive an email reminding them that interest is applied in September.
3. Reserve Fund: The reserve fund accounts were reviewed.

Pool

1. Maintenance: The board discussed a minor maintenance issue at the pool.
2. Operations: Ms. Knaub provided an update on pool memberships that have been purchased so far this season.
3. Insurance: Ms. Knaub reported she should have an update on new insurance options next week.

Grounds

- Maintenance & Repair Items: Mr. Smith reported the shoreline fence has been completed.
- Ballfield Use Update: No new developments.
- Vulnerability & Risk Assessment: No new developments.

ARC Requests – None since the last meeting.

Victory Community Management – Ms. Knaub reported the next covenants compliance inspection will take place next week.

Old Business

- Savings Account: The board reviewed information about an online savings account.
- Review Open Action Items: The board reviewed the open action items.

Approved 9/3/24

New Business

- Annual Meeting Planning: The board discussed potential dates for this year's annual meeting. Ms. Knaub will reserve the library at Tabb Elementary School for the meeting.
- 2025 Budget: Ms. Knaub will prepare a draft budget for 2025.

Calendar: Next board meeting is September 3 at 6:30 pm, at Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:36 pm.