

Meadowlake Farms Homes Association

Board Meeting Minutes

January 7, 2025

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:33pm. 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.), Stephanie Payne (Victory Community Management)

Personnel Absent: Dipak Patel (Dir.)

Homeowners Present: No homeowners present

Open Forum: No comments made.

Previous Month's Minutes: Mr. Wallace made a motion, that was seconded and unanimously approved to approve the minutes from the December 3, 2024, board meeting and the 2024 annual meeting.

Cluster Homes Report: Ms. Knaub provided an update on the status of the neighborhood improvements.

Financial

1. Treasurer's Report (Operating Accounts): The December Treasurer's Report was reviewed.
2. Assessment status/Receivables: One assessment is outstanding.
3. Reserve Fund: Ms. Knaub reported that the 2024 contributions have been made. Mr. Wallace reported several CDs have been opened at Edward Jones.

The 2024 YE report and 2025 budget w/1st half assessment invoices will be mailed out to residents.

Pool

1. Maintenance – The board reported no changes
2. Operations – The board reported no changes

Grounds

- Maintenance & Repair Items:
 - Ms. Knaub provided an update on the status of the VDOT repairs at the pool parking lot as well as other ongoing maintenance projects.

ARC Requests – The board approved the following ARC requests:

1. 117 SNL Fence and shed
2. 112 SNL 2nd shed, 10'x16'
3. 121 SNL New exterior colors and fence
4. 113 WC 6' fence
5. 227 SNL roof replaced

Victory Community Management

- SCC renewal paperwork signed by Mr. Wallace.

Old Business

- Fence Construction Guidelines: Last meeting the board approved raising the maximum fence height to 6'. The board approved using vinyl as a possible material for fences. The Board also reviewed updates to the Rules and Regulations.
- Corporate Transparency Act Reporting: BOIR has been filed. Injunction still in place.
- Review Open Action Items: The board reviewed the open action items.

New Business: There was no new business.

Calendar: Next board meeting is February 4, 2025 at 6:30 pm, at the Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:51 pm.