

Meadowlake Farms Homes Association

Board Meeting Minutes July 2, 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.), Dipak Patel (Dir.), Sarah Knaub (Community Assoc. Mgr.)

Personnel Absent: None

Homeowners Present: Becky Weldon (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 June 4th board meeting.

Cluster Homes Report: Ms. Weldon reported homeowners are continuing to make improvements to the cluster homes' exteriors. A recent grounds project is going well and many of the stray cats have been trapped and taken to a local shelter.

Financial

1. Treasurer's Report (Operating Accounts): The June Treasurer's Report was reviewed.
2. Assessment status/Receivables: 2nd half invoices have been ordered. Payments are due August 1.
3. Reserve Fund: Mr. Wallace provided an update on the reserve funds.

Pool

1. Maintenance: Mr. Smith will treat the pool house for ants. Ms. Knaub updated the board on the potential source of a leak.
2. Operations: Ms. Knaub reported the June payout from Access Granted is on its way. On July 1 pool membership prices were reduced to \$260 for a family and \$165 for an individual.
3. Insurance: Ms. Knaub reported no new developments.

Grounds

- Maintenance & Repair Items: Mr. Smith provided an update on several maintenance projects.
- Ball Field Use Update: Ms. Knaub reported a new team has requested the use of the ballfield after the previous team disbanded. She will coordinate with the new coach to get an agreement signed.
- Vulnerability & Risk Assessment: Most items highlighted in the report will be mitigated after the tree work is complete. Additional signage is being considered.

Minutes Approved 8/15/24

- Tree Work: A motion was made, seconded and unanimously approved to hire Hanson Tree Care to perform work on the common areas for a total of \$2412.50.

ARC Requests – Since the last meeting, 101 Lakeland Crescent has been given approval for a vinyl storage box. 102 Lakeland Crescent was approved for new siding, trim and roof.

Victory Community Management

1. Fence Approvals: Ms. Knaub reported that approval documentation has been located for almost all fences that are over 4 feet in height. A motion was made, seconded and unanimously approved to allow any that were not documented to remain in place until the fence needs to be repaired or replaced, or the property is sold. At that time the fences must be brought into compliance with whatever the rules and regulations are at that time.
2. Covenants Compliance Inspections: The next inspection will take place in August.

Old Business

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

New Business – There was no new business.

Calendar

- The next board meeting is scheduled for August 15 (moved from August 6) at 6:30 pm, at the Tabb Library.

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 7:52pm.

Minutes provided by Victory Community Management, Inc.

Minutes Approved 8/15/24