

**MINUTES
WORK SHOP AND EXECUTIVE MEETING
OF THE MEADOWLAKES PROPERTY OWNERS ASSOCIATION**

Workshop February 15, 2016

--

Executive Meeting February 16, 2016

Workshop:

The workshop meeting was convened at 9:00 AM on 15 February by President Joe Summers. Five members of the Board were present to establish a quorum. Those members present were Joe Summers, Joy Marcou, Gerry Mason, Dottie Stueckroth, and Jim Woods. Jerrial Wafer and Len Fate were absent. There was one resident/visitor in the audience, Mr Frazee, who asked to address the Board.

The minutes from the January 18 workshop and the January 19 Executive Meeting were presented to the Board for review before approval in the next executive meeting.

Joe announced that the first topic for discussion would be for Mr Frazee to address the Board. Mr Frazee explained his credentials in firearm safety and training and his ongoing efforts to train hill country citizens in weapons safety at no cost to the trainees. He stated that he currently performs such training in the Marble Falls Chamber of Commerce facilities. He asked to include an article in the Association Newsletter to inform residents of Meadowlakes of the training. Members of the Board expressed their opinion that such training was needed by gun owners and thanks to Mr Frazee for providing the training. Board discussion centered on the precedence such a policy would create for any resident wanting to use the Newsletter for social or political expressions. The Board did not feel opening the Newsletter for unsolicited public input was appropriate.

Joe reviewed the events of the Memorial Park dedication ceremony. And, he presented information to consider for starting an area of remembrance for residents to purchase a memorial brick in honor of family and loved ones. The information included design and color of bricks and the current costs of personalizing the bricks.

The third topic was the condition of Association recordskeeping. Jim reviewed the efforts to date. So far, the review group was able to locate all of the founding documents of the Association and to reconstruct the order of amendments to both the CCRs and the ByLaws. The review showed the need to document the original and amended ownership of properties by the Association.

Joe asked the status of the annual audit and financial statements. Joy said that she had left a message with the accounting firm responsible for the audit, statements and tax return; and she was awaiting a return call. The accounting firm had requested multiple IRS filing extensions.

Dottie reviewed the meeting with City officials on resurfacing the RV storage area. The City officials were supportive because it would improve water control in heavy rain events. She stated that materials cost would exceed the current budget amount for RV maintenance and

would need additional resources to accomplish the resurfacing. The Board agreed to consider the funding during the monthly executive meeting.

Joe discussed the monthly meeting he had on 11 February with the Mayor and City Manager. Joe discussed the following topics:

1. The will be forwarding a letter to the Association providing insurance for equipment under the recent lease agreement.
2. The RV resurfacing plan was supported by the City.
3. The City is establishing a Long Range planning committee, and wanted the Association to have an attendee in the event of common interest subjects. Jim agreed to attend the first meeting of the committee.
4. The golf course has shown gains in players, but the restaurant continues to drain resources.
5. The City will operate the Community Garden again this summer.

Joy reviewed the status of budget execution and Association cash management projections. She reminded the members that we would be reviewing funding levels in the March meeting to determine remaining funding needs for the year.

Joe adjourned the meeting at 11:05 AM.

Executive Meeting:

The Executive meeting was convened at 7:00 PM on 16 February by President Joe Summers.

joe offered a prayer, and Jim led the pledge of allegiance.

Joe requested roll call to establish quorum for the meeting. Six directors were present as quorum. Those members present were Joe Summers, Jerral Wafer, Joy Marcou, Dottie Stueckroth, Gerry Mason, and Jim Woods. Len Fate was absent. Six residents/visitors were present.

The minutes from the 15 January workshop and the 16 February Executive Meeting were presented to the Board for approval. Joe asked for any comments on the minutes. Hearing none, he asked for a motion for approval. Joy motioned for approval and Gerry seconded. Minutes were approved unanimously.

Directors' Reports.

Joy provided the Treasurer's report on budget execution for the current year and the projected cash flow through the budget year. She mentioned that members should review their program for a March review of funding needs through the remaining year.

Dottie related the activity at RV Storage and the results of the meeting with City officials on resurfacing the RV storage area. All spaces are full and dues are fully paid.

Jerral reviewed the activity in the Building Committee meetings and the Welcoming Committee. There were 9 new residents in January. And, the Association will again sponsor an Easter Egg Hunt on March 27.

Gerry discussed plans to repair the wood fence line along dogleg. The project would be in increments, with the first work on the side bordering "S" Street. Also, plans are to install striping at the entrance guard facility and at the intersection of Firestone and Firestone Place. The paving contractor has completed all of the crack sealing throughout Meadowlakes.

Old Business.

1. Association Recordskeeping. Jim summarized the work on reconstructing the Association files. The working group was able to find all statutory documents and the original and amended CCRs and ByLaws. Work will continue over the next months to eliminate unneeded records and to re-file required historical records. The group is working to reconstruct the chain of ownership to Association properties.
2. Gerry discussed plans for the wood fenceline repair along Dogleg. Immediately, he will fund repairs along "S" Street where the fence has already failed. And, he will continue the repairs as funds are available.
3. Dottie reviewed the road conditions of the RV storage and the opportunity for City and County assistance if the Board would fund material costs. Joy motioned that the Board approve the resurfacing and that funding would be made available as part of the March midyear review. Gerry seconded and the motion passed unanimously.

New Business.


1. Joe introduced the plan to install an area of remembrance at the Military Memorial Park. Residents could buy bricks, at Association cost, for placement in the area. Joe reviewed the multiple sizes and colors that were available and the appropriate costs. Joy motioned that the bricks be 8"x8" and Jim seconded. The motion passed unanimously. The current cost of 8"x8" bricks is \$29.50.


2. Joy mentioned that she had been contacted by the auditors and that they planned to complete their work and have the report ready for the March executive meeting.

Joe asked if anyone in the audience would like to offer comments on any issues covered in the meeting or any new issues to be brought to the board. Bill Raman asked the Board to keep in mind the condition of the tennis courts, and if at all possible support the City in rebuilding them. Larry Berkman introduced himself as a candidate for Justice of the Peace for our precinct and wanted to make members aware of his candidacy and qualifications.

Joe announced that the next Executive meeting would be at 7:00 PM on March 15.

The meeting was adjourned at 7:55 PM.


Joe Summers, President


James Woods, Secretary