

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

Workshop February 6, 2017

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Executive Meeting February 14, 2017

Workshop:

The workshop meeting was convened at 6:00 PM on 6 March by President Joe Summers. Six members of the Board were present to establish a quorum. Those members present were Joe Summers, Amy Reeves, Joy Marcou, Len Fate, Gerry Mason, and Jim Woods. Jerrial Wafer was absent. There were 7 residents/visitors in attendance, with 7 signing in.

The minutes from the January monthly meeting were presented to the Board for review before approval of the monthly minutes in the next executive meeting.

Joe opened the workshop for discussion of placing a pavilion and restroom at Dollar Park. Joe reviewed the prior monthly discussion of proposed amenities at Dollar Park to include a restroom and other facilities as a covered party area, pathways, and additional exercise facilities. He asked Jim to review the proposed drawings for a restroom. Jim said that he had worked on a plan for adding a restroom, but added that the restroom facility could be readily made a part of a covered party area or pavilion that could share the same foundation, roof and support structure at minimum additional cost since the pavilion would be open air. Also, combining the two facilities would use less footprint in the park if merged. Members of the audience expressed concern about the appearance of the existing port-o-let at the park and about the parking on Mahan for visitors at the park. Alternative parking was discussed to include off street parking with entrance from Chaparral. Other members of the audience supported the need for the facilities to really make the park more useful for families. The proposed plans presented for the restroom and pavilion are attached to these minutes. The recreation committee is responsible for siting the facility at the park. Amy said that she has looked at several alternatives, but a primary constraint was that permanent facilities cannot be located within 25' of the center of the LCRA easement through the Park. Discussion considered possible movement of existing playground facilities to accommodate the restroom and pavilion. Jim stated that a detailed cost estimate would be made if the Board approves the proposed plan.

Joe reviewed his meeting with the Mayor and the City Manager. The City had detected a water leak on Spyglass that has undermined part of the street near the curb and flooded a resident's yard. Originally, the water was thought to be part of the natural underground waterflow from the 10th fairway and green that goes down Spyglass, Marion and Dove. The leak will be repaired soon. Discussion also related the City's plan to install a drain from the east side of the 11th fairway near Marion across the fairway to Turkey Run. A similar drainage problem on the golf course is at the tee box of the 2nd fairway, and the City will be working to correct that issue. Joe mentioned that the City and the city of Marble Falls have agreed on terms for using affluent from the Marble Falls treatment facility to water the golf course. Presently, the City buys lake water from LCRA to augment golf course watering. With the City's help, a new retaining wall has been installed at Lakeside Park; and a sign will be installed warning users of the Park that they do so at their own risk. The City has approached Joe about installing a canopy at the City pool. The POA had funded for a new canopy in the prior fiscal year, but the funds were not used. Lastly, the City Council has three vacant member positions.

Joe mentioned that he had met with the Association's attorney concerning the potential litigation over application of fees on replatted properties. The attorney will be approaching the claimant's attorney offering to resolve the dispute by reducing the current year fee and deferring future year fees equal to the disputed amount paid in prior years.

Joy presented the budget performance numbers and the current and projected cash positions. Recent repayment of the City's loan for the water treatment facility has restored the cash position to an anticipated cash position at yearend of \$266 thousand. The park improvement fund cash balance is \$35 thousand. Joy recommended that the Board review their annual budgets and their current performance since March will be mid-year and we should plan re-allocations in March if needed.

Amy reviewed the RV storage stating that she has two vacant sites to fill from the waiting list, and she is reviewing the allocation of space among several sites at the north end of the facility. Also, the asphalt failure caused by the trash trucks has recurred. She is considering concreting the center turning area that has been repeatedly damaged.

Len reported that security gate operations are fine and workload is very steady with issuance of 400-450 decals per year.

Jerrial was absent and did not review celebrations or building committee.

Gerry reported that the City has started removing part of the fencing on Dogleg and installing the new fencing material. He said that the new retaining wall is finished at Lakeside Park; and there is a need for railing along the boat launch edge, new signage for the launch area and a drain to clear water from the park area.

Joe asked if any one in the audience had comments. Mr. Wizansky asked to address the Board. He said that many resident that participate in a local internet forum would like to advocate for a City-wide garage sale in Meadowlakes. They are aware that the current CCRs prohibit garage sales, but they believe the community would support a city-wide sale, perhaps once a year. The Board discussed the issue, raising points that many residents bought in the community because of the security and seclusion and that they would not likely support a change. He asked if the group could get the names and addresses of property owners so they could canvas for support. Joe said that Association records are open for any owner to review.

Joe announced that the agenda item for the 14 February meeting would be the restroom and pavilion for Dollar Park, so the members should review the proposed plans.

Joe asked for prayer and pledge leaders. Joy will lead the pledge and Len will lead the prayer.

Joe asked if there were future discussions, and hearing none asked for a motion to adjourn. Amy motioned to adjourn and Len seconded. The motion passed unanimously.

Executive Meeting:

The Executive meeting was convened at 6:07 PM on 14 February 2017 by President Joe Summers.

Len Fate offered the prayer and Joy Marcou lead the Pledge of Allegiance.

Joe completed a roll call to determine a quorum. Five members of the Board were present establishing a quorum. Attending were Joe Summer, Joy Marcou, Amy Reeves, Len Fate and Gerry Mason. Jerrial Wafer and Jim Woods were absent. Joy Marcou filled in as Secretary. There were 32 residents/visitors signed in.

Joe asked if there were any discussion on the January executive meeting minutes. Hearing none, Joe asked for a motion to approve the minutes of the January meetings. Joy made a motion to approve and Amy seconded. The minutes were approved unanimously.

Treasurer's Report. Joy related that the stone work for Lakeside Park was erroneously charged to park maintenance but should have been a capital expense. This was corrected. The utilities for the Military Memorial park were erroneously charged to the Park Improvement Fund but should have been charged to park maintenance. This also, has been corrected. The General Fund is running at 35% executed through the first 5 months of the fiscal year. She projected year-end cash to be around \$266 thousand and the Park Improvement Fund has a balance of just over \$35.8 thousand. She also stated that the Board will review the budget at the next workshop.

Director's Reports

Amy reported there are three spots available in the RV storage and she is waiting for responses from those next on the list. She is eliminating space 1A due to size issues. There was discuss by Amy and Gerry concerning the problem of trash trucks turning around at the lower end of the RV storage after emptying the dumpster for the City of Meadowlakes that sits outside the City golf course equipment compound. One suggestion was to move the dumpster up near the entrance to the RV storage. This would need to be addressed with the City Manager. Gerry is getting a quote to fix the current damage caused by the trash trucks turning around.

Len reported that everything is going fine, although extremely busy, at the Security Gate. He gave a recap of the building remodel and current cameras. He also stated that 2 license plate readers are soon to be installed.

Jerrial was absent, but Sherry Staley reported that the Welcome Committee has caught up visiting new residents. She asked Len to email her directly the names of any new residents. She also stated that the Meadowlakes City Manager is still looking into the issue of requiring a disclaimer from residents before a bio can be included in the City Newsletter. Amy reported that the Recreation Committee will meet in late February/early March and anyone interested in attending to contact her. The committee will discuss ideas for the next event.

Gerry reported that Pinehurst, between Firestone and the RV Storage entrance, will be re-topped in the next few weeks. Turkey Run and Limestone are also in need of re-topping. He also reported that the stone wall at Lakeside Park looks beautiful. All that remains is to finish backfilling the wall with dirt.

Old Business

Joe raised the issue of the restroom facility at Wayne Dollar Park. He gave a history of the Park Improvement Fund, how the funds came from the sale of POA property along the lakefront. The funds are dedicated strictly for park improvement and the Wayne Dollar Park was the first. He

then briefed on how the need for a restroom originated from the City of Meadowlakes Long Range Planning committee. Since the park belongs to the POA the idea of a restroom facility was brought to the POA Board, who agreed to explore the idea. Joe then outlined the concept specification: a 20x20 concrete pad/pavilion, 8x7 restroom with ADA required 5 foot turning radius, single lavatory and toilet, glass block windows, solar electricity and vent, maintenance free interior walls over wood framing, metal roof, water fountain, and 2 aluminum tables (which will be bolted down). The City could do the water and sewer installation, which would reduce costs. He also stated that cleaning the facility could be added the current City contract. In final, Joe stated that nothing has been finalized and the Board has not voted to construct a restroom. Amy also stated that nothing has been decided yet and that the intent was to finalize the concept.

Joe and Len both addressed the audience that the Board rarely gets any input from residents and that members rarely show up to meetings. Joe stated that members should subscribe to the City newsletter to see what issues the Boards is considering. He also reminded the audience that demographics for Meadowlakes is getting younger and that all members need to be accommodated.

Nine residents provided comments regarding the restroom facility.

Kris Carsten began by acknowledging that the Wayne Dollar Park property is zoned as ZF which is POA common facilities, parks, etc. Kris then presented the Board with a paper "Considerations for the Wayne Dollar Park on Mahan" (attached). She estimated the park area as 1.48 acres. She identified Wayne Dollar Park as "pocket park," less than 2 acres, designed for specific user group near their homes, located on low volume residential street with no off-street parking. The presentation also included questions concerning need, cost and social impact of the restroom facility. Several alternatives were suggested including establishing park at the golf course and establishing other "pocket parks" across Meadowlakes. Amy stated that adding play equipment at the golf course would require City approval and must be open to the public.

The remaining residents were Pam Scott, Scotty McLaughlin, Eileen Salinas, Barry Cheshier, Don Cannon, Pam Ponds, Carolyn Richmond, and Jennifer Riddell. Comments included:


- Restroom facility violates no outbuilding ordinance.
- Ordinance not being enforced; swearing, street parking.
- Drainage issued caused when park first established.
- Prior Board member's promised to not add anything to park.
- Potential for vandalism and haven for teenagers at night.
- Removal of portable toilet.
- Appears Board has already made their decision to construct a restroom.

Citizen's Comments. Christine Forsyth chose not to speak due to the extended discussion on the restroom facility but did present the Board with a paper concerning the addition a stop sign at Columbine and Olympia Fields and the removal of the speed bump on Columbine. The removal of the speed bump has made entering Columbine from Colonial more dangerous.

Joe thanked all who spoke and asked if there were any other comments. Hearing none, he asked for a motion to adjourn. Len motioned for adjournment and Gerry seconded the motion. The motion passed unanimously. Joe announced the next workshop is at 6:00 PM on 6 March 2017

and the next executive meeting is at 6:00 PM on 14 March 2017. The meeting was adjourned at 8:00 PM.


Joe Summers, President


James Woods, Secretary