

**MINUTES  
EXECUTIVE MEETING  
OF THE MEADOWLAKES PROPERTY OWNERS ASSOCIATION**

**Executive Meeting January 10, 2017**

The Executive meeting was convened at 6:04 PM on 10 January by President Joe Summers. Four members of the Board were present at the beginning of the meeting to establish a quorum. Attending were Joe Summers, Amy Reeves, Joy Marcou and James Woods. Jerrial Wafer arrived during the meeting at 6:20 PM. Len Fate and Gerry Mason were absent. There were 10 residents/visitors in attendance, with 9 signing in.

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

Treasurer's Report. Joy related that the City had pre-paid the balance of the Association loan for construction of the water tank. Consequently, she is adjusting the revenues and cash forecasts for the budget year. She mentioned that revenue collections and budget execution are normal. She projected year end cash for the general fund to be about \$261 thousand, and the current balance for the Park fund is just over \$35 thousand. She mentioned that the large limestone blocks that are being placed for a new retaining wall at Lakeside Park had been expensed, rather than treated as a capital cost of the Park fund. Since the new wall is an improvement and not a repair, the Board considered the cost should be a capital cost, not repair.

Directors' Reports.

Amy reported that RV storage is going well. She is awaiting responses from 6 tenants that have not committed to keeping their spaces for another year.

Len was absent, so no report on security was given.

Jerrial arrived late, and Sherri reported that a dozen new residents arrived since the last reporting period. She mentioned that she had met with the City manager to discuss the confidentiality requirements for including newcomer articles in the City newsletter. The confidentiality requirements make it most difficult to host a welcoming event with a newcomer, while asking for waivers. She also, presented that the Highland Lakes Services organization is sponsoring a benefit on 26 January to support scholarships for young women returning to school. Jerrial arrived and related that he had missed the Building Committee meeting and asked Joe to discuss any highpoints. Joe mentioned that Committee members discussed the aesthetics of new homes and that the Committee is concerned that some homes appear too much like "track homes." The Committee asked on their members to consider what rules or recommendations may be appropriate to assure aesthetic appearance. Jim mentioned that since Meadowlakes is essentially 90+ percent built-out, new rules would not appear to have community-wide benefits. He also asked that the Association Board be involved in any decisions since the aesthetics of new construction is a Board charter.

Gerry was absent, so no report on maintenance was given.

Old Business.

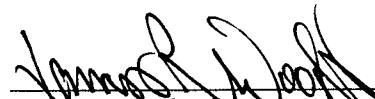
1. Joe related that a committee was created just before the holidays to review the storm drainage assessment report and to consider what issues should be brought before the Board. However, because of the holidays, the committee has not met and the committee chair, Gerry Mason, is absent, so no new discussion is warranted at this time..
2. Joe raised the issue of restroom facilities for Dollar Park for discussion. Two attendees requested to speak on the issue and summarized the findings of the City's long-range planning committee, especially as it relates to the restroom, which they considered very important with the increasing number of families with young children. Discussion also covered the need for covered shade in the park, perhaps a pavilion where residents could hold birthday parties. Jim recommended that a plan is needed to get the project moving. He and his wife volunteered to draw preliminary plans for the restroom to meet ADA requirements for the Board to consider. Amy volunteered the recreation committee to research locations of the restroom near the park to minimize water and sewer costs and increase shade.

New Business.

1. None.

Joe asked if there were any other comments. Amy stated that she had been approached by a resident to see if the Board would consider approving once a year garage sale within the city. Many pros and cons were discussed with general resistance to the idea. A major concern is that many residents chose to live in Meadowlakes because of the restricted entrance and consequent security. A city-wide garage sale would be resisted by many residents, and security interests of residents must remain the priority. Joe asked if any other comments, and hearing none, he asked for a motion to adjourn. Amy motioned for adjournment, and Joy seconded the motion. The motion passed unanimously. Joe announced that the next workshop would be at 6:00 PM on February 6 and the next Executive meeting would be at 6:00 PM on February 14. The meeting was adjourned at 7:10 PM.

  
Joe Summers, President

  
James Woods, Secretary