

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

Workshop March 6, 2017

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Executive Meeting March 14, 2017

Workshop:

The workshop meeting was convened at 6:05 PM on 6 March by President Joe Summers. Five members of the Board were present to establish a quorum. Those members present were Joe Summers, Amy Reeves, Joy Marcou, Gerry Mason, and Jim Woods. Len Fate and Jerrial Wafer was absent. Jerrial arrived at 6:17. There were 19 residents/visitors in attendance, with all signing in.

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

Joe asked Gerry to review the current situation with the fenceline on Dogleg. Gerry stated that he had authorized the removal of the wooden fence along "S" Street, but the people started removing panels of the fence between Dogleg and the Marble Falls cemetery without authorization. Gerry said that all of the citizens along Dogleg had complained about the new material that was planned to replace the wooden fence, and that he had told all workers to stop until a solution is found. Don Phillips, a resident living on Dogleg, asked to speak and made the following comments: 1. All of the residents along Dogleg have signed a letter contesting the new fence material as too open such that one can see right through the material offering no privacy, and too short, and too flimsy to stand a hail storm; 2. He expressed the groups concern that the Board had not involved the neighbors to the fence about the plan for removal or the material for replacement; and 3. The condition of the wooden fence between Dogleg and the cemetery was in acceptable condition and should not have been removed; and 4. He asked that he be informed when work was to be restarted. Gerry stated again that the removal of the fence between Dogleg and the cemetery was not authorized and he had contacted the City to recover the wooden fence material that is salvageable and reinstall it. He said that he would notify the residents when work was to restart.

Joe asked Amy to review the status of the proposal for a pavilion and restroom at Dollar Park. Amy said that she has tried to find any prior documentation that would demonstrate the plan for the Park or any commitments made about new development of the Park. She had found references to a 2005 survey conducted by the City requesting citizen's comments on several future plans, including possible new amenities at Dollar Park. She also mentioned that references were made to a master plan for the Park that was developed by a resident, R.G. Carver, but she had not been able to locate any such plan. The documents that she could find noted that future development of the Park would be with open space, stone pathways, and benches. Also, the documents noted that the demographics of Meadowlakes were changing with younger families moving into the community. Discussion turned to storm water flow through the Park, with Amy talking about inflow to the Park from surrounding street(s). A member of the audience asked to speak, and reported that she lives adjacent to the Park, and storm water flow from the Park has caused flooding of her residence and forced her to gain flood insurance. Amy stated that any future development must consider the flow of storm water and some type of buffer between the Park and neighbors directly abutting the Park. A member of the audience asked to speak, and stated that a plausible solution to the parking problem on Mahan would be

for removal of part of the curb along Mahan and re-curb and pave for parallel parking. Another Member of the audience asked to speak, and questioned the security and the sanitation of the proposed pavilion and restroom. The discussion explored alternatives of additional patrols, community watch, signage limiting the use of the park, and cleaning as performed on Golf Course restrooms. Amy stated that all comments would be considered, and that any future plan will be presented to residents near the Park and throughout Meadowlakes for comment before any action is taken.

Joe asked if there were any additional comments from members of the audience that had signed up to speak before the Board. Mona O'Connell is a resident of Firestone Place and asked the status of the review of storm water drainage. She was concerned that future construction of a residence next door to her would force storm water into her home. Also, the pooling of the storm water creates a mosquito problem for residents in the area. Joe explained that the Board has received the engineer's report, but is trying to resolve questions with the reports content. Ms O'Connell asked about any restriction on building on the vacant lot adjoining her. Joe mentioned that storm water drainage from the Driving Range was a City issue, not POA; and he mentioned that the builder had approached the City's Building Committee, but the committee had required the builder to produce a storm water drainage plan that would address the water issue from the Driving Range across the lot. The builder has not returned with a plan.

Next, Joe mentioned that the number of requests for Personal Recognition Bricks has declined to a point that the Board should consider discontinuing direct procurement of the bricks. He proposed that the Board consider a one-time survey of residents for a final purchase of bricks by the Board. Then, the Board should consider providing guidelines and source for residents to individually purchase any future bricks; and the Board would arrange to have future bricks installed periodically in the memorial park to assure uniformity.

Joe summarized the issues discussed with the Mayor and City Manager in their monthly meeting:

1. Much of the work at Lakeside Park has been completed. The retaining wall at the entrance is complete. A handrail along the boat launch will be completed shortly. And, new signage is planned to identify the park and to post user restrictions and cautions.
2. The City has contracted with the City of Marble Falls to acquire effluent for use in irrigation the golf course. And, the City is installing an irrigation system for the Driving Range. The use of effluent will reduce the City's requirement for fresh water purchases from the LCRA.
3. The City has repaired the water leak under the driveway and street on Spyglass. The City will repair the street shortly.
4. Meadowlakes Drive will be re-stripped from the Clubhouse to the island at San Saba.
5. The City is planning a small construction project on City land on Mahan for storage of chemicals.

Joe mentioned that the Board needs to send a letter to the attorney concerning the proration of fees on replatted lots. The attorney is in agreement with our proposed action to credit prior overpayments under the new guidelines, but would like a written response to the claim. Jim offered to draft a response to the attorney for the next monthly meeting.

Joe asked the directors to review the happenings in their areas.

Joy asked that the Directors review the budget performance in each area and propose any realignment of funding needed for the remainder of the year. She mentioned that she now forecasts about \$17 thousand less revenues than budgeted, partly because of the early repayment of the City's loan and partly from lower mowing fees than anticipated.

She felt that execution of budgets were close to plan with the exception of streets maintenance, which will see increased costs in the next few weeks with ongoing repairs. Her projection of general fund cash at year end was \$253 thousand, and the balance in the park improvement fund is \$35 thousand.

Amy announced that there were two vacant RV spaces, which she has contacted residents to fill. All payments of RV fees have now been paid.

Len was absent and Joe reported that there were no issues at the security gate.

Jerril reported that the Building Committee is experiencing a large increase in permits for building. He mentioned that the next celebration will be the Memorial Day picnic. And, he reported that Georgina Christy is the new Chairman of the Welcoming Committee.

Gerry summarized the work performed at the Lakeside Park, and stated that he had traveled all of the streets with the City Manager and found the streets are in good shape with the exception of Pinehurst which is presently under repair.

Joe asked for Directors to lead the pledge and prayer at the monthly meeting. Amy will lead the pledge, and Joe will lead the prayer.

Joe outlined the topics for the monthly meetings, and asked if there were any additional comments from the Directors or the audience. Hearing none, he asked for a motion to adjourn. Jim motioned for adjournment and Joy seconded, with unanimous approval. The meeting adjourned at 7:30.

Executive Meeting:

The Executive meeting was convened at 6:06 PM on 14 March 2017 by President Joe Summers, after delaying a few minutes for late arrivals. Joe performed roll call of members present. Four members were present for a quorum. Members present were Joe Summers, James Woods, Joy Marcou, and Amy Reeves. Len Fate, Gerry Mason, and Jerril Wafer were absent. There were 37 resident and visitors in the audience; 27 signed in.

The prayer and pledge were given.

The February Minutes were presented for approval. Joe asked if there were any corrections. Hearing none, he asked for a motion to approve the minutes. Joy motioned for approval and Jim seconded the motion. Approval was unanimous.

Joy reviewed the financial performance of the Association through the end of February, mid point of the fiscal year. She considered budget performance on target with estimates, other than revenues – early note payment by the City requires us to adjust our revenue from interest, and our projections of revenues from mowing were set too high and will be adjusted. She estimated

the Association cash balance in the general fund to be \$253 thousand at end of year. The present balance in the park fund is \$35 thousand with no current commitments for those funds.

Amy said the repair to the asphalt in the RV storage appears to be holding up, but she had been surprised at the cost. For future planning, she asked that any services requiring significant budget resources across director lines of responsibility be coordinated both functionally and financially before starting the project. She currently has two vacant RV spaces that she is filling from the waiting list, and all visitor spaces are filled.

Len was absent, but Joe mentioned that he had talked to Len and there are no issues with the security gate.

Jerial was absent, but Sherri Staley reported from the audience that the Easter Egg Hunt is on for 16 April, and that 13 new residents have moved into the community in the past month.

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

Old Business

1. Design and installation of the fenceline on Dogleg. Jim reported that he would discuss the project for Gerry. He had reviewed the input from neighbors, and presented a proposed solution based on a recommendation by the City Manager that he thought very sound. He summarized the proposal to remove the two fences (chain link and wooden fence) along Avenue "S" and replace the two fencelines with one fence line. The single fenceline would be made of more durable steel posts with steel runners. Eight-foot wooden pickets would be attached to the interior side of the runners and chainlink and barrier wire would be attached to the exterior side of the fence. This would be the first priority of repairs. Next, the same more durable posts and runners would be installed to replace the fence line along Dogleg and the cemetery where pickets were erroneously removed in the 30 days. Previously used pickets and picket panels would be installed on the interior of that fenceline. It was not planned to remove the chainlink fence, but use the new durable fence to support the chainlink fence as needed. The plan was to use the remaining budget for fencelines and a matching amount from streets to perform the repairs. Amy asked about the part of the wooden fence that would remain as is. Jim explained that the proposal was developed to correct the existing issues that had been discussed by the Board and neighbors. Joy commented that it would not appear to be a significant increase in effort to replace the two fencelines along Dogleg and the cemetery with one fenceline as proposed for along Avenue "S", that would eliminate all wood framing and rot for good. Jim explained that the proposal can be increased to include replacing the double fenceline as mentioned by Amy and Joy, but that he would like approval to go ahead and resource the proposal as made so that materials can be purchased. After materials are procured, costs are definitive, and work has begun along Avenue "S", he or Gerry will present to the Board any revised estimates of costs for the proposal and for replacement of all double fence lines; then if the Board considers resources are available, the second phase can be expanded to include replacement of all double fencing. Joe asked for a motion on the proposal. Jim made a motion for approval, and Joy seconded. The motion was approved unanimously.
2. Future plans for the personal brick program at the military memorial park. Joe summarized the bricks currently installed and that while we have dedicated the memorial park to all our military, it would be fitting to plan a dedication of the personal bricks. He

expressed that the most appropriate event would be Veterans Day, 2017. He noted that 18 additional orders for personal bricks have been received. Joe announced a survey of residents to inform them the Board is planning a final order for the personal brick program. After this final order, the Board would establish guidelines where residents could may order compliant bricks from the same source as used by the Board. The residents would be responsible for securing the bricks and providing them to the Board, and the Board would periodically arrange for uniform installation of the bricks at the military memorial. The planned dedication will give sufficient time to survey for any residents wanting to include their order in the final Board order and to have the bricks installed before dedication. While the plan did not require any action by the Board, all members in attendance unanimously agreed with the plan.

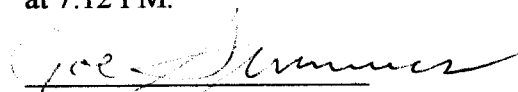
New Business


1. Sponsorship of forum for introduction of candidates for Meadowlakes City Council. Joe cited past efforts by the Board to acquaint property owners and residents with new candidates in the past. His plan is to have a Saturday morning meeting/open house at the Clubhouse with the Board providing soft drinks and pastries. The candidates and the community would be invited with an agenda allowing the candidates to state their experience, qualifications, and objectives and citizens to ask questions of the candidates. Joe asked for a motion to approve the sponsorship. Joy motioned to approve, and Amy seconded. All approved. Following approval, a tentative time of 10 AM on 8 April was discussed, pending confirmation with the club.

Joe asked if there were any citizen's comments, noting that several had requested to speak on the sign in sheet.

Four residents neighboring Dollar Park spoke individually against future development of the restroom and pavilion at the park. The concerns expressed were: vagrancy, sanitation, no need for facility, too close proximity to high voltage overhead power lines, increased property taxes on new facilities, eyesore of port-o-let and toilet, no planned storm water control at the Park.

Joe thanked all who spoke and asked if there were any other comments. Hearing none, he asked for a motion to adjourn. Joy motioned for adjournment and Amy seconded the motion. The motion passed unanimously. Joe announced the next workshop is at 6:00 PM on 3 April 2017 and the next executive meeting is at 6:00 PM on 11 April 2017. The meeting was adjourned at 7:12 PM.


Joe Summers, President


James Woods, Secretary