

Meadowlakes Property Owners Association Special Meeting

07/18/2019 @ 6PM

- I. Call to Order by President Joe Summers
- II. Roll Call – Absent - Kevin Soliz, Present - Joe Summers, Jerrial Wafer, Dottie Stueckroth, Jim Woods, Steve Newton
- III. Discussion of Sub-Committee findings regarding contract with City of Meadowlakes for Administration and Maintenance for fiscal year 2019/2020.

Convened into Executive Session @ 6:05 PM

Returned to Open Session @ 7:38PM

- IV. Summary of Findings and Initial Contract offering to City Council of Meadowlakes for fiscal year 2019/2020

Pam Pond gave Sub-Committee Findings that were discussed with POA Board;

- a) Committee wants to provide Board with Fiscally Responsible Alternatives to current contract for Administration and Maintenance
- b) Some Firms refused to provide bids
- c) Some firms were able to bid Accounting and Administrative only, and some firms were able to bid Maintenance duties, but none was able to provide both. Therefore, holes exist in relation to current contract with City of Meadowlakes.
- d) Steve Newton stated the Sub-Committee travelled to other Cities to visit firms and spent over 500 hours on this project.

President Joe Summers stated the POA Board will negotiate with the City Council of Meadowlakes based upon the following;

Jim Woods presented the following for President Joe Summers, Dottie Stueckroth, and Jim Woods to discuss with representatives of the City Council.

The POA in fiscal year 2019/2020 will institute changes in the City's current workload of Administrative duties to lessen the current contract dollar amount. The POA Treasurer and a future assistant will perform duties as follows:

- a) POA will bill and collect POA Annual dues, RV storage renewals, and lawn mowing accounting functions.

- b) POA will install a collection box at City Hall or near the Security Gate for property owners to pay monies to the POA.
- c) The POA will be responsible for procurement of goods and/or services with a credit card rather than reimbursing the City via internal accounting transactions.
- d) Reduce established bank accounts from (2) to (1). City Staff now spends time traveling to different banks for depositing funds and dispersing payments. In addition, the POA might anticipate a high rate of interest if funds are in one account.
- e) POA will no longer pay for Code Enforcement of City Ordinances that supports the POA CCR's. The City is perceived as a "guarantor" of these deed restrictions. If enforcement is needed, the POA will have the option of civil legal means of enforcement.
- f) POA will enter into a lease agreement with City Council of Meadowlakes for the Swimming Pool at the Hidden Falls Recreational Facility. The financial cost of this lease would be to provide chemicals, labor to operate, insurance, and verification that only residents and their guest will have access to the facility. The City Council will be responsible for maintenance including facility upgrades. The total estimated cost of assuming the swimming pool will be less than \$2,000.00 annually.
- g) In addition, City Manager and Director of Public Works wages will be excluded from the 2019/2020 contract price in exchange for the POA leasing the swimming pool.

V Open Question Session –

- 1) Sherry Staley
 - a. Began by stating POA Director Jim Woods has a "conflict of interest" because of his prior position on the City Council, since he was the first individual to propose that the 2019/2020 contract be increased to \$171,000.00 from the current contract of \$159,000.00. Ms. Staley questioned what constituted the new negotiating position of decreasing the proposed amount down to \$104,000.00?
President Joe Summers stated that Director Jim Woods did not have a "conflict of Interest" since he is a property owner and thus a member in good standing of the property owner's association.

Sherry Staley stated that the POA is moving duties and responsibilities of the Treasurer of the POA because the City is violating state statutes by collecting monies as an agent of the POA.

President Joe Summers disagreed with this assumption.

Sherry Staley again questioned why the POA negotiating amount for 2019/2010 went from \$171,000.00 to \$104,000.00?

Director Jim Woods responded by explaining his prior bullet points from item IV. City Staff will no longer bill and collect POA Annual dues, RV storage renewals, and lawn mowing accounting functions. These duties will be provided by the POA Treasurer. In addition, City Staff will procure goods and/or services with a POA credit card. Current bank accounts will be reduced from (2) to (1) account. Therefore, the alignment of time spent by City Staff to administer POA duties justifies the reduction of cost from \$171,000.00 to the proposed amount of \$104,000.00.

Pam Pond also tried to explain that the reduction of costs was due to the change in the contracted City duties for fiscal year 2018/2019.

2) Georgina Christy

- a. Mrs. Christy requested an explanation of what duties the City would be doing for the proposed \$104,000.00.

Director Jim Woods stated his prior bullet points in item IV to explain the reduction of costs. For fiscal year 2019 / 2020, the current workload of Administrative duties will be reduced thus lessening the current contract dollar amount. Director Jim Woods gave Mrs. Christy a copy of his notes.

3) Karyn Mason

- A. What will City Staff be doing besides accounts payable and payroll for the \$42,000.00? Will City Staff only be answering the telephones and interacting with the property owners and/or residents?

4) Sherry Staley questioned if the Treasurer and proposed new assistant performed additional duties from current City Staff, what would be the recourse if a future Treasurer was not qualified to perform accounting duties and is not qualified?

President Joe Summers stated that the POA Board will need nominees to the POA Board to be qualified, dedicated and committed to the community.

5) Bill Forsyth

- a. As a prior Director of the POA for 12 years, he never requested any interaction with the City or MUD Board during his tenure. He questioned the POA Board's need for paying the City any amount of money, especially \$104,000.00 for assistance that the POA Directors should be able to perform individually.
- b. If something needs to be repaired the POA Director should be responsible for contacting a contractor, accepting bids and instituting repairs.
- c. During his tenure citizens would contact the POA Director instead of calling City Hall or the MUD District.

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- 6) Georgina Christy
 - a. What would be the length of term for the proposed new contract with the City of Meadowlakes?
- 7) Christine Forsyth
 - a. What would be the total dollar amount for the new proposed fiscal year 2019/2020 contract with City of Meadowlakes including cost for assuming responsibility for the swimming pool?

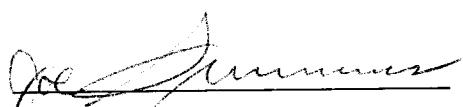
Director Jim Woods responded the swimming pool should cost \$2000.00 to \$3000.00 annually.

VI Jim Woods made motion to adjourn

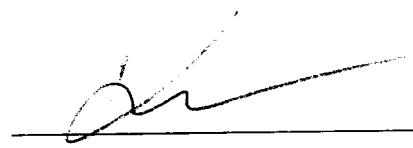
Seconded by Dottie Stueckroth

Passed unanimously

Adjourned at 8:35PM



Joe Summers, President



Kevin Soliz, Secretary

Attendance Sign-in Sheet

Meadowlakes Property Owners Association

Date: July 18, 2019 Time: 6:00

Please print your name and sign below. Initial if you wish to speak.

Printed Name

Signature

Request to Speak

Jerry + Karen Mason

Merry S. Mason

Pat Bentley

P. Bentley

Mary Ann Raesener

Mary

② FLORENCE + MARY Schubman

Florence Schubman

Susan Bailey

Susan Bailey

Chery Fernandez

Chery

Diane Hernandez

Diane Hernandez

Sherri Staley

Sherri Staley

✓

Georgina Christy

Georgina Christy

✓

John + Joann Mattinson

John + Joann Mattinson

Bill, Christine, Elijah + Ayleen Forsyth

Bill, Christine, Elijah + Ayleen Forsyth

Paula + Dan

Paula + Dan

Mary + James Holloman

Mary + James Holloman

Bob Brown

Bob Brown

Angel Garrett

Angel Garrett

Patsy Gary

Patsy Gary

Erin Conruh

Erin Conruh

Attendance Sign-in Sheet

Meadowlakes Property Owners Association

Date: 7-18-2017 Time: 6:00

Please print your name and sign below. Initial if you wish to speak.

Printed Name	Signature	Request to Speak
Ray Hensasser	Ray Hensasser	
Carolyn L. SANDLIN	Carolyn L. SANDLIN	
Gale & Mike Shaw	Gale & Mike Shaw	
Judy Arctick	Judy Arctick	
Judy Gibbs	Judy Gibbs	
LINDA LANDAU	LINDA LANDAU	