

Meadowlakes POA Minutes

November 9, 2022 Meeting

6pm at Totten Hall

Meeting called to order at 6:02 PM by Steve Nash.

Pledge of Allegiance led by Bill Raman

Present: Steve Nash, Steve Newton, Kathy Nicholl, Mike Shaw, Dottie Stueckroth, Don Wheeler, Johnny Gillen

Absent: None

The proposed minutes for September 13, 2022 were unanimously approved. (Motion was made by Dottie Stueckroth; seconded by Johnny Gillen)

Member Comments:

- Len Fate inquired as to the status of consideration of his request to fence and use the POA land located directly behind his home on Fairway Lane. The Board discussed a possible option with Mr. Fate. Mr. Fate stated that he wasn't interested in that option and has planted grass on his property and will be content with leaving his property as is and not pursue increasing the boundaries outside of his property.
- Mitchell Kent voiced his concerns about the extra non-residents coming through the gate on Halloween night and the issue of a teen boy(s) shooting people with a BB gun. Don Wheeler discussed in detail the issues he addressed that evening as well and the challenges we face during events like this. (See Don's "Gate Security" report below)

Other Comments:

- Kathy Nicholl requested that a motion be made, based on the discussion directly following the Annual Board meeting, to continue with the current positions held by each Board member. Kathy made the motion as stated above and it was seconded by Steve Newton. It was unanimously approved.

Board Reports:

Treasurer: Dottie Stueckroth – Comments were provided on the financial documents (attached). Dottie found out that our current CPA will not be able to do the POA audit due to limited resources. Dottie is searching for a new CPA firm and has asked for help from the Board to recommend potential options.

RV Storage: Steve Newton – The second set of covered RV storage spaces has been completed. We now have 13 covered spaces. These spaces require a higher rental fee and generate additional income. The RV storage area is an income generator and all upgrades pay for themselves in the long run. The contractor (Strong Welding) was very efficient and good to work with. Steve also mentioned that the City of Meadowlakes installed covers for their equipment in the city yard. Johnnie Thompson and the city employees did a great job.

Events and Celebrations: Kathy Nicholl – Kathy (along with a team of volunteers) is working on the Christmas Decorating Contest. Judging will be held on December 11th. Please be sure to read future Meadowlakes Newsletters for the categories that will be judged. She would like to have two more judges if anyone you know is interested.

Streets and Parks: Mike Shaw – Mike gave an update on the progress being made on the retaining wall at Lakeside Park as well as the decision to extend the hand rail. Mike shared that the east fence of 287 Meadowlakes Dr. bordering Orchard Street in Marble Falls is leaning and needs to be repaired. Other work on the docket includes tree trimming, painting speedbumps and restriping Meadowlakes Dr. Work under consideration is striping the corner of Firestone and Firestone Place as well as Preston Trail. The City will be adding additional speed limit signs around Meadowlakes.

Comment: Kathy Nicholl questioned the removal of the second set of speed bumps on Preston Trail. Mike explained the reasoning behind it which included his conversation with Marble Falls EMS.

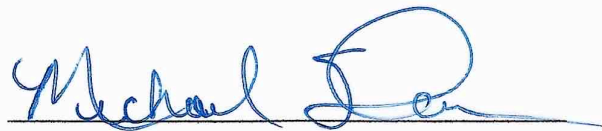
Comment: Don Wheeler questioned the approval process of the retaining wall at Lakeside Park.

Gate Security: Don Wheeler – The southeast gate between Meadowlakes and Pecan Valley has had recent incidents of someone(s) climbing over it and going to Lakeside Park. Johnnie Thompson will look into it. One possible remedy is to add barbed wire to the top of the gate. Don talked about some recent issues: 1) Halloween was a very busy night at the gate. A lot of outside people came into Meadowlakes to Trick or Treat. 2) There was an incident of someone dragging a firepit onto the road and the shooting of a BB gun at random people. The Burnet County Sheriff Deputy and the Constable came and assisted. It appears that the BB shooting incident was due to a TikTok dare. Don noted that the Sheriff department responds quickly to calls from the residents of Meadowlakes so if you have an issue, don't call the gate, call the Sheriff's department. Don also reiterated that the cameras at the gate do record, contrary to the recent Next-Door post. 3) The guard shack needs some tiles repaired/replaced.

New Business:

None

Motion to adjourn by Kathy Nicholl. Seconded by Mike Shaw. Unanimous.

A handwritten signature in blue ink, appearing to read "Michael Nash", written over a horizontal line.

Steve Nash, President

A handwritten signature in black ink, appearing to read "Johnny Gillen", written over a horizontal line.

Johnny Gillen, Secretary

Those in Attendance:

Mitchell Kent

Bill Raman

Florence Schulman




Georgina Christy

Joan and John Mattinson

Len Fate

Meadowlakes POA
Meeting Sign-In Sheet

Meeting Date: November 9, 2022

<u>Print Name</u>	<u>Signature</u>	<u>Wish To Speak</u>
<u>Mitchell Keat</u>	<u></u>	<u>Y</u>
<u>Bill Raman</u>	<u>Bill Raman</u>	<u>N</u>
<u>FLORENCE SCHULMAN</u>	<u>Florence Schulman</u>	<u> </u>
<u>Georgina Christy</u>	<u>Georgina Christy</u>	<u> </u>
<u>Jana MARRINSON</u>	<u></u>	<u>N</u>
<u>John MARRINSON</u>	<u></u>	<u>Y</u>
<u>Ken Fazo</u>	<u>Ken Fazo</u>	<u> </u>
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**Meadowlakes POA Monthly Report
As of October 31, 2022**

	<u>Month</u>	<u>YTD</u>
Income	\$ 39,571	\$398,830
Expenses	\$ 30,264	\$74,568
Total Checking/Savings	\$ 632,136	

Income vs Expenses October < \$9306 >

93.62% Budgeted Income Received	2 of 12 Mo
15.54% Budgeted Expenses Paid	2 of 12 Mo

Dottie Stueckroth
Treasurer
11/9/22 Meeting

POA 2021-22 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2022-23	As of OCT 2022	%	OCT 2022	YTD 2021
INCOME	BUDGET	YTD		Month	
4000 Association Fees	\$412,000.00	\$385,723.36	93.62%	\$37,170.00	\$382,836.16
4010 Lot Mowing Fee	\$7,700.00	\$5,100.00	66.23%	-\$150.00	\$7,250.00
4020 Late Payment Penalty	\$9,000.00	\$6,725.00	74.72%	\$1,785.00	\$3,820.50
4021 Lien Filing Charge	\$400.00	\$32.00	8.00%		\$75.00
4050 RV Park Fees	\$33,000.00		0.00%		\$410.00
4055 Pool Income	\$8,500.00	-\$319.25	-3.76%		\$192.00
4060 Miscellaneous Income	\$7,000.00	\$610.00	8.71%	\$335.00	\$630.00
4080 Park Revenue	\$300.00		0.00%		\$25.00
4090 Road Impact Fees	\$2,000.00	\$350.00	17.50%		
4500 Interest Income					
First United Checking	\$30.00	\$18.93	63.10%	\$14.35	\$3.10
First United MM	\$5,000.00	\$505.19	10.10%	\$331.81	\$1,138.95
Other	\$0.00	\$59.45	0.00%	\$59.45	\$0.00
4500 Return Check Charge	\$50.00	\$25.00	50.00%	\$25.00	
TOTAL INCOME	\$484,980.00	\$398,829.68	82.24%	\$39,570.61	\$396,380.71
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$15,000.00	\$786.93	5.25%	\$636.95	\$1,106.01
5115 WD Park Maintenance	\$2,500.00	\$487.94	19.52%	\$120.05	\$497.55
5118 Veterans \$ 1st RSP Park	\$2,500.00	\$113.95	4.56%	\$40.65	\$53.30
5119 Firestone Park Maintenance	\$2,500.00	\$350.63	14.03%	\$96.15	\$553.70
5120 Supplies/Small Equipment	\$1,000.00		0.00%		
5122 Memorial Tree Program					
5135 Fence Repair	\$25,000.00		0.00%		
5140 Weed Control	\$1,000.00	\$142.96	14.30%		
5150 Tree Spraying	\$600.00		0.00%		
5151 Tree Trimming	\$6,000.00		0.00%		\$3,900.00
5155 PWD Contract (MUD)	\$64,000.00	\$11,290.64	17.64%	\$5,645.32	\$11,125.40
Total Grounds Maintenance	\$120,100.00	\$13,173.05	10.97%	\$6,539.12	\$17,235.96
Insurance					
5200 Worker's Comp	\$3,100.00		0.00%	\$0.00	
5210 Liability	\$8,000.00	\$7,627.00	95.34%		\$7,627.00
5225 D & O Liability	\$3,900.00		0.00%		
Total Insurance	\$15,000.00	\$7,627.00	50.85%	\$0.00	\$7,627.00
RV Storage Facilities					
5320 Maintenance	\$1,500.00		0.00%		
5340 Utilities	\$1,800.00	\$240.74	13.37%	\$121.02	\$142.77
5350 RV Covers	\$20,000.00	\$16,843.20	84.22%	\$8,843.20	
Total Storage Facilities	\$23,300.00	\$17,083.94	73.32%	\$8,964.22	\$142.77
	2022-23	As of OCT 2022	%	OCT 2022	YTD 2021
Operating	BUDGET	YTD		Month	

POA 2021-22 BUDGET BY MONTH

5400 Acct/Mgmt Services	\$40,000.00	\$7,101.02	17.75%	\$3,550.51	\$7,147.10
5405 Annual Meeting	\$1,000.00		0.00%		
5410 Audit	\$3,400.00		0.00%		
5420-01 Welcome Committee	\$300.00	\$185.32	61.77%		
5420-02 Picnic	\$8,000.00		0.00%		
5420-03 Celebrations/July 4th	\$3,000.00		0.00%		
5425 Legal	\$5,000.00		0.00%		\$286.00
5430 Pool Expense	\$12,000.00	\$1,483.36	12.36%	\$199.50	\$2,052.49
5440 Office Supplies	\$2,500.00	-\$57.66	-2.31%	-\$227.20	\$427.65
5445 Other Operating Expense	\$1,500.00		0.00%		\$23.74
5450 Communications					
Total Operating	\$76,700.00	\$8,712.04	11.36%	\$3,522.81	\$9,936.98
Security					
5500 Wages	\$146,502.00	\$24,443.84	16.68%	\$9,881.60	\$26,074.65
5510 Payroll Taxes	\$16,718.00	\$2,023.26	12.10%	\$775.30	\$2,112.29
5515 Maintenance	\$4,100.00	\$734.38	17.91%	\$166.56	\$930.22
5530 Supplies/ Small Eq	\$3,850.00	\$66.98	1.74%	\$47.56	\$818.39
5540 Telephone	\$1,380.00	\$212.17	15.37%	\$107.46	\$212.52
5550 Utilities	\$3,000.00	\$449.74	14.99%	\$218.39	\$483.07
5560 Misc - Tags, Uniforms	\$600.00				
Total Security	\$176,150.00	\$27,930.37	15.86%	\$11,196.87	\$30,631.14
Streets					
5600 Repair/Reseal/Maint.	\$50,000.00		0.00%		\$108.29
5605 Drainage	\$15,000.00		0.00%		
5620 Signs	\$500.00	\$25.42	5.08%	\$25.42	\$92.50
Total Streets	\$65,500.00	\$25.42	0.04%	\$25.42	\$200.79
Taxes					
5700 Property Taxes	\$3,150.00		0.00%		
Total Taxes	\$3,150.00	\$0.00	0.00%	\$0.00	\$0.00
7009 Bank fees		\$16.00		\$16.00	-\$22.00
TOTAL EXPENSES	\$479,900.00	\$74,567.82	15.54%	\$30,264.44	\$65,752.64
Total Income	\$484,980.00	\$398,829.68		\$39,570.61	\$396,380.71
Expenses	\$479,900.00	\$74,567.82		\$30,264.44	-\$65,752.64
Income - Expenses	\$5,080.00	\$324,261.86		\$9,306.17	\$330,628.07
From Reserves For:	Contingency				
Maintenance-Streets-Rv Covers					
EX-POA 2022-23 Budget by mo		2nd of 12 Mo			
Approved 7/17/22					