

Meadowlakes POA Annual Meeting Minutes

October 9, 2021

10 am at Hidden Falls Bistro

Meeting called to order at 10:00 AM by Steve Nash

Pledge of Allegiance led by Mike Shaw

Present: Dottie Stueckroth, Mike Shaw, Bill Raman, Steve Newton, Steve Nash, Don Wheeler

Absent: Jennifer Virdell (previously resigned)

Minutes: Steve Newton moved for the approval of the Minutes for the Annual Meeting held on October 10, 2020. The motion was seconded by Mike Shaw, and it passed unanimously. Jerrial Wafer was thanked for his thorough preparation of the minutes.

Election: Steve Newton and Kathy Kasparek Nicholl had been nominated to run for the two Board vacancies created by expiring terms. Nominations were invited from the floor and none were made. Toward the end of the meeting, it was announced that Steve Newton and Kathy Kasparek Nicholl had been elected to new three year terms on the Board.

Board Reports:

Treasurer: Dottie Stueckroth – Ms. Stueckroth provided comments on the financial documents (attached) provided for review at the meeting and added that interest income of \$66.21 needed to be added to the year-end figures for the fiscal year that had just ended. The documents include a column that reflects the budget approved for 2021-2022.

Ms. Stueckroth thanked those who had assisted in the nominating of the candidates and those who had selflessly given their time to assist in the mailing of the ballots and statements to all POA members.

Gate Security: Don Wheeler – Mr. Wheeler explained that his main focus in his first year as the Board Member in charge of gate security was to establish new protocols to better manage deliveries and the admittance of vendors and workmen. He had further overseen the installation of a new and improved camera system.

During the fiscal year, 342 new decals had been issued. Of those, 242 were issued to POA members/owners, 92 were issued to tenants, and 4 were issued to employees.,

Wendall, one of the better-known guards was moving and would be leaving within a week.

Finally, the gate would be enforcing the city ordinance that precluding contractors on Sunday except yard maintenance people and selected delivery people.

Streets and Parks: Mike Shaw – In addition to general maintenance of the streets, street repairs were made this past year on Firestone and Dogleg. During the coming year, repairs are anticipated for around the guard house and on selected streets including Marion, Dove and Preston Trail.

Additionally, the POA will attempt to address a drainage issue that exists at Turkey Run from Saint Andrews to Spyglass. This issue had been identified by a third party, and the POA was in the process of implementing a proposed solution for the issue.

Also, money had been approved in the budget for the possible construction of a retaining wall at Lakeside Park. Other needs included possible repair of the boat ramp and fence repair or replacement along the 12th and 13th holes of the golf course. The allocated money would be spent on the most urgent needs as those are determined during the year.

The swimming pool was a big success, with participation by families, children, and in connection with aerobics. This was the first year that the POA managed the pool, and the expense of operating the pool exceeded expectations and budget. It is anticipated that more experience with the pool will enable greater efficiency in operation and in budgeting.

Meadowlakes has seen the development of a coyote problem wherein packs of four to five coyotes are getting into the community and creating a threat for pets and people. Gary Mason, the Animal Control person is coordinating with Texas Parks and Wildlife to address the issue.

RV Storage: – Steve Newton – The RV Storage facility is currently almost fully utilized and there are twenty people on the waiting list for full spaces. There were three small uncovered spaces for which use agreements did not exist at the time of the annual meeting. The budget includes an allocation of \$40,000 to cover many of the existing full spaces, and discussions are underway with contractors toward that end. The monthly fees for usage of the RV storage spaces were increased with the fee being dependent upon the nature of the space.

Events and Celebrations: This position was vacant at the time of the Annual Meeting and no report was provided.

Welcoming Committee: Georgina Christy summarized the written report (attached) provided by the Welcoming Committee.

New Business: No new business was noticed for the meeting.

A motion to adjourn was made by Bill Raman. It was seconded by Dottie Stueckroth and passed unanimously.

Steve Nash, President

Bill Raman, Secretary

Those in Attendance in person other than Board Members:

Florence Schulman

Georgina M. Christy

Carolyn Alexander

Debbie Newton

Bill and Ida Moody

Gale Shaw

Judy Gibbs

William Pickard

Judy Archer

John and Joan Mattinson

Barbara Bluhm

Kathy Schwartz

Kathy Nicholl

Vic and Peggy McCoy

Bill and Marilyn Mischen