

Meadowlakes POA Minutes

August 10, 2021 Meeting

6pm at Totten Hall

Meeting called to order at 6:00 PM by Mike Shaw

Pledge of Allegiance led by Bill Raman

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

Absent: Steve Nash, Jennifer Virdell

The proposed minutes for July 13, 2021 were unanimously approved. (Motion by Dottie Stueckroth; second by Steve Newton)

Welcome Committee: The Committee has completed 43 visits. Eighteen of the new families visited have children. The committee has 36 more to complete.

Member Comments:

- David Schwarte made on presentation regarding steps and resolutions that may be taken in relation to confirming the apparent intent of the existing regulations and language to preclude short term rentals. He provided resolutions (attached) for consideration and possible adoption by the Board at a future meeting.

Board Reports:

Streets and Parks: Mike Shaw – Things to be done are being delayed due to a lack of available contractors until the next fiscal budget is in place. Mike Shaw will be addressing the issue of apparent movement of the buoys at Lakeside Park. The Memorial Tree project is progressing with apparently significant support. Questions were raised regarding the plaques and trees that will be further answered as the program is further developed.

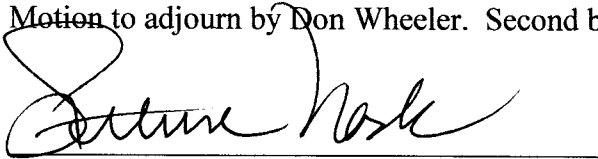
Treasurer: Dottie Stueckroth - The proposed 2021-2022 was presented for extended discussion and was adopted with a few minor changes. A copy of the approved 2021-2022 budget is attached to these minutes. The adopted budget contemplates use of reserves in order to address issues that need attention without further delay. Members of the Board expressed reluctance make unreasonable use of reserves, but felt that the proposed action was reasonable because the contemplated expenses were necessary at this time and the remaining reserves were still a reasonable amount. The approved budget has money earmarked for addressing a drainage issue on Turkey Run, addressing issues with fences in need of repair, constructing a retaining wall at Lakeside Park to improve the swimming area, covering numerous spaces at the RV storage facility, as well as addressing other maintenance and operational issues.

RV Storage: – Steve Newton – There are five uncovered RV Spaces without use agreements, but an advertisement was run that will likely result in agreements for most or all of those spaces.

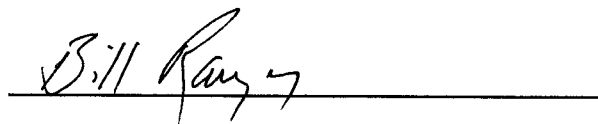
Gate Security: Don Wheeler – The gate is operating well, with nothing significant to report this month.

Events and Celebrations: No scheduled events in August or September. Jennifer Virdell was unable to attend.

Motion to adjourn by Don Wheeler. Second by Steve Newton. Unanimous.

A handwritten signature in cursive script, appearing to read "Steve Nash", written over a horizontal line.

Steve Nash, President

A handwritten signature in cursive script, appearing to read "Bill Raman", written over a horizontal line.

Bill Raman, Secretary

Those in Attendance:

Florence Schulman

Georgina Christy

Dave Schwarte

Joan and John Mattinson

POA 2021-22 BUDGET

[Fiscal Year Sept - Aug]	2021-2022
INCOME	
4000 Association Fees	\$425,000.00
4010 Lot Mowing Fee	\$6,600.00
4020 Late Payment Penalty	\$10,000.00
4021 Lien Filing Charge	\$100.00
4050 RV Park Fees	\$30,910.00
4055 Pool Income	\$8,000.00
4060 Miscellaneous Income	\$6,000.00
4080 Park Revenue	\$300.00
4090 Road Impact Fees	\$2,000.00
4500 Interest Income	
First United Checking	\$15.00
First United MM	\$8,000.00
Other	
4500 Return Check Charge	\$50.00
TOTAL INCOME	\$496,975.00
EXPENSES	
Maintenance / Repairs	
5105 LS Park Maintenance	\$70,000.00
5115 WD Park Maintenance	\$2,500.00
5118 Veterans \$ 1st RSP Park	\$6,000.00
5119 Firestone Park Maintenance	\$500.00
5120 Supplies/Small Equipment	\$1,000.00
5135 Fence Repair	\$32,000.00
5140 Weed Control	\$500.00
5150 Tree Spraying	\$600.00
5151 Tree Trimming	\$6,000.00
5155 PWD Contract (MUD)	\$64,000.00
Total Grounds Maintenance	\$183,100.00
Insurance	
5200 Worker's Comp	\$3,100.00
5210 Liability	\$8,000.00
5225 D & O Liability	\$3,900.00
Total Insurance	\$15,000.00
RV Storage Facilities	
5320 Maintenance	\$1,300.00
5340 Utilities	\$1,500.00
5350 RV Covers	\$40,000.00
Total Storage Facilities	\$42,800.00

POA 2021-22 BUDGET

	2021-22 BUDGET
Operating	
5400 Acct/Mgmt Services	\$40,000.00
5405 Annual Meeting	\$1,000.00
5410 Audit	\$3,500.00
5420-01 Welcome	\$1,000.00
5420-02 Picnic/Celebrations	\$7,000.00
5420-03 Recreation	\$2,500.00
5425 Legal	\$5,000.00
5430 Pool Expense	\$9,000.00
5440 Office Supplies	\$2,500.00
5445 Other Operating Expense	\$2,300.00
5450 Communications	\$0.00
Total Operating	\$73,800.00
Security	
5500 Wages	\$135,650.00
5510 Payroll Taxes	\$15,048.00
5515 Maintenance	\$2,400.00
5530 Supplies / Small Eq	\$5,350.00
5540 Telephone	\$1,380.00
5550 Utilities	\$3,360.00
5560 Misc - Tags, Uniforms	\$1,280.00
Total Security	\$164,468.00
Streets	
5600 Repair/Reseal/Maint.	\$30,000.00
5605 Drainage	\$95,000.00
5620 Signs	\$500.00
Total Streets	\$125,500.00
Taxes	
5700 Property Taxes	\$3,150.00
Total Taxes	\$3,150.00
7009 Bank Service Charge	
TOTAL EXPENSES	\$607,818.00
Total Income	\$496,975.00
Income - Expenses	(\$110,843.00)
From Reserves For:	
Maintenance-Streets-RV Covers	\$110,843.00
	\$607,818.00
EX-POA 2021-22 Budget	
Approved 8-10/21	

DRAFT AMENDED RULES AND REGULATIONS PURSUANT TO MEADOWLAKES DECLARATIONS

Pursuant to the duties and powers conferred upon the Board of the Meadowlakes, Texas POA under section 6.05 of the First Amended Declaration of Covenants, Conditions and Restrictions for Meadowlakes Subdivision, Burnet County, Texas dated October 9, 1999 ("Declaration"), the Board adopts the following rules and regulations interpreting, clarifying, and implementing use restrictions under Sections 4.04, 4.05, and 4.06 of the Declaration:

WHEREAS, Section 4.04 of the Declaration requires that with the exception of certain lots enumerated in Sections 1 through 4, all lots shall be used for private single-family residential purposes only; and

WHEREAS, Section 4.05 defines the term "single-family Use"; and

WHEREAS, Section 4.06 provides that "All residential dwelling units shall never be used as a commercial 'time share' residence as defined by Texas Law; and

WHEREAS, the Board desires to interpret, clarify and implement the above-referenced provisions through the adoption of these rules and regulations that rentals of any lot or dwelling unit (i) for purposes other than private single-family residential use or (ii) for a period of less than ___ days are prohibited by the Declarations.

NOW, THEREFORE, THE BOARD ADOPTS THE FOLLOWING RULES AND REGULATIONS:

1. Lots or residential dwelling units within Meadowlakes may be leased or rented subject to the occupancy restrictions contained within the Declarations, as amended hereby. Leasing or renting must be for private single-family residential purposes only as the term "single-family Use" is defined in Section 4.05 of the Declarations. Lots and dwelling units may be leased or rented only in their entirety; no fraction or portion of a lot or dwelling unit may be leased or rented separately.
2. All leases and rentals shall be in writing and shall be for an initial term of not less than ___ days. **Short-term leasing or renting, meaning leasing or renting for a term of less than ___ days, is prohibited. Advertising a lot or dwelling unit on websites or platforms that offer short-term rentals, such as VRBO, Airbnb, HomeAway, and the like, is not permitted.**
3. Every owner shall cause all occupants to comply with the Declarations and shall be responsible for all violations caused by such occupants, notwithstanding the fact that such occupants are fully liable and may be sanctioned for any such violation. All leases and uses of any Lot or dwelling unit shall also comply with all governmental laws, rules, ordinances and regulations.