

Meadowlakes POA Board Minutes

April 11, 2023 Meeting

6pm at Totten Hall

Meeting called to order at 6:00 PM by Steve Nash

Pledge of Allegiance led by Steve Newton

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

Absent: N/A

Consent Items: The proposed minutes for March 14, 2023 were unanimously approved. (Motion by Mike Shaw; Second by Steve Newton)

Citizen Comments: John Aaron (President of the Webworm Control Cooperative) gave a Webworm history and control presentation which included the Coop's tracking system for the number of trees, the cost to spray for webworms and the resident participation rate (as it pertains to the cost to spray each tree). In summary, John asked the POA Board to consider managing the cost to spray for webworms each year. The POA Board will provide a list of questions to their lawyer for guidance on how or if to consider the Webworm Coop's request.

Board Director Reports:

- Financial: See attached financials
 - Dottie Stueckroth made a motion that the Board amend the bylaws from requiring a full annual audit to an annual review in lieu of. Mike Shaw second. Unanimous.
- RV Storage:
 - Steve Newton presented the Board with a revised RV Storage Contract for review and Board input. The Board will vote on whether to adopt the new contract at the next Board meeting in May.
 - The 3 cameras at the RV Storage are installed and operational.
 - All storage spaces are full with a waiting list ongoing.
- Events and Celebrations:
 - Kathy Nicholl shared the results of the Easter Egg hunt. Approximately 30 children participated.
 - Kathy is currently looking for speaker for the Memorial Day celebration.
 - A new resident welcoming committee is in the works.

- Parks, Roads and Maintenance:
 - The POA has entered into a contract with Alpha Paving to repair streets around Meadowlakes that need patching. Dove Lane is scheduled to get a complete 2" overlay. It currently has a very thin asphalt surface and is breaking up.
 - The new replacement speed bumps for Preston Trail have been received and installation is being scheduled. Speedbumps on Broadmoor are pending.
 - The POA entered into an agreement with JR Fencing & Welding to repair the fence behind 287 Meadowlakes Dr. The repair is scheduled for the week of April 10th.
 - The pecan trees at both Lakeside and Dollar Park have been sprayed for webworms.
 - The swimming pool is scheduled to open Memorial Day weekend. There are job openings for two pool attendants. The Water Aerobics program will be available again this year.
 - Mike is making arrangements, due to a request from a Meadowlakes Family, for a bench to be constructed and placed at Lakeside Park as part of our Memorial program.

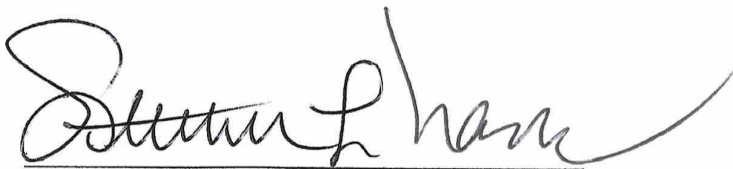
- Security Gate: Two new guards have been hired.

Old Business: None

New Business: None

Executive Session: None

Motion to adjourn by Mike Shaw. Second by Don Wheeler. Unanimous.

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

Steve Nash, President

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

Johnny Gillen, Secretary

Citizens in Attendance:

John Aaron

Drew Claes

Suanne Gersdorf

Carolyn Richmond

Larry Latshaw

Florence Schulman

John & Joan Mattinson

Georgina Christy

Jerril Wafer

Meadowlakes POA Board Meeting

Sign-In Sheet

Meeting Date: April 11, 2023

<u>Print Name</u>	<u>Signature</u>	<u>Wish to Speak</u>
<u>JOHN AARAI</u>	<u>[Signature]</u>	<u>✓</u>
<u>DREW CLAES</u>	<u>[Signature]</u>	<u></u>
<u>SuAnne Gersdorf</u>	<u>[Signature]</u>	<u></u>
<u>CAROLYN RICHMOND</u>	<u>[Signature]</u>	<u></u>
<u>LARRY LATSHAW</u>	<u>[Signature]</u>	<u></u>
<u>FLORENCE SCHULMAN</u>	<u>[Signature]</u>	<u></u>
<u>John? - JOHN MATTHEWS</u>	<u>[Signature]</u>	<u></u>
<u>Georgina Christy</u>	<u>[Signature]</u>	<u></u>
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**Meadowlakes POA Monthly Report
As of March 2023**

	<u>Month</u>	<u>YTD</u>
Income	\$ 1605	\$432,811
Expenses	\$ 55,552	\$310,292
Total Checking/Savings	\$ 433,268	

Income vs Expenses March < \$53,947 >

89.24% Budgeted Income Received	7 of 12 Mo
64.66% Budgeted Expenses Paid	7 of 12 Mo

Dottie Stueckroth
Treasurer
4/11/2023 Meeting

POA 2022-23 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2022-23	YTD MAR 2023	%	MAR 2023	YTD 3/31/22
INCOME	BUDGET	YTD		Month	
4000 Association Fees	\$412,000.00	\$412,385.44	100.09%	\$1,035.00	\$404,641.33
4010 Lot Mowing Fee	\$7,700.00	\$5,550.00	72.08%		\$7,700.00
4020 Late Payment Penalty	\$9,000.00	\$9,741.45	108.24%	\$35.00	\$7,462.50
4021 Lien Filing Charge	\$400.00	\$32.00	8.00%		\$275.00
4050 RV Park Fees	\$33,000.00	\$300.00	0.91%		\$340.00
4055 Pool Income	\$8,500.00	-\$319.25	-3.76%		\$202.00
4060 Miscellaneous Income	\$7,000.00	\$1,730.00	24.71%	\$300.00	\$3,420.00
4080 Park Revenue	\$300.00	\$25.00	8.33%		\$75.00
4090 Road Impact Fees	\$2,000.00	\$1,400.00	70.00%		\$2,100.00
4500 Interest Income					
First United Checking	\$30.00	\$31.68	105.60%	\$2.55	\$11.64
First United MM	\$5,000.00	\$1,835.33	36.71%	\$232.76	\$1,839.76
Other	\$0.00	\$59.45	0.00%		\$0.00
4500 Return Check Charge	\$50.00	\$39.80	79.60%		
TOTAL INCOME	\$484,980.00	\$432,810.90	89.24%	\$1,605.31	\$428,067.23
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$15,000.00	\$1,277.05	8.51%	\$93.12	\$2,032.12
5105-1 LS Retaining Wall		\$102,724.99		\$24,124.99	
5115 WD Park Maintenance	\$2,500.00	\$2,251.03	90.04%	\$53.30	\$1,431.33
5118 Veterans \$ 1st RSP Park	\$2,500.00	\$277.20	11.09%	\$63.30	\$7,098.81
5119 Firestone Park Maintenance	\$2,500.00	\$738.56	29.54%	\$124.96	\$3,966.49
5120 Supplies/Small Equipment	\$1,000.00		0.00%		
5122 Memorial Tree Program		\$675.00			
5135 Fence Repair	\$25,000.00		0.00%		\$32,699.94
5140 Weed Control	\$1,000.00	\$688.04	68.80%	\$545.08	\$312.52
5150 Tree Spraying	\$600.00	\$208.20	34.70%		
5151 Tree Trimming	\$6,000.00		0.00%		\$3,915.98
5155 PWD Contract (MUD)	\$64,000.00	\$39,517.24	61.75%	\$5,645.32	\$39,352.00
Total Grounds Maintenance	\$120,100.00	\$148,357.31	123.53%	\$30,650.07	\$90,809.19
Insurance					
5200 Worker's Comp	\$3,100.00	\$2,803.00	90.42%		\$2,767.00
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	\$10,430.00	69.53%	\$0.00	\$10,394.00
RV Storage Facilities					
5320 Maintenance	\$1,500.00	\$90.71	6.05%		\$338.31
5340 Utilities	\$1,800.00	\$858.16	47.68%	\$122.48	\$2,341.35
5350 RV Covers	\$20,000.00	\$16,843.20	84.22%		\$30,000.00
Total Storage Facilities	\$23,300.00	\$17,792.07	76.36%	\$122.48	\$32,679.66
	2022-23	YTD MAR 2023	%	MAR 2023	YTD 2022

POA 2022-23 BUDGET BY MONTH

Operating	BUDGET	YTD		Month	
5400 Acct/Mgmt Services	\$40,000.00	\$24,853.57	62.13%	\$3,550.51	\$24,899.65
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%		\$212.00
5420-02 Picnic	\$8,000.00	\$1,735.55	21.69%	\$1,000.00	\$1,095.86
5420-03 Celebrations/July 4th	\$3,000.00		0.00%		
5425 Legal / Filing	\$5,000.00	\$60.00	1.20%		\$364.00
5430 Pool Expense	\$12,000.00	\$1,804.25	15.04%	\$320.89	\$3,294.49
5440 Office Supplies	\$2,500.00	\$53.79	2.15%	\$4.50	\$739.51
5445 Other Operating Expense	\$1,500.00	\$339.00	22.60%	\$40.00	\$912.86
5450 Communications					
Total Operating	\$76,700.00	\$29,031.48	37.85%	\$4,915.90	\$31,518.37
Security					
5500 Wages	\$146,502.00	\$82,137.66	56.07%	\$15,151.70	\$84,278.48
5510 Payroll Taxes	\$16,718.00	\$6,761.77	40.45%	\$1,284.47	\$6,917.79
5515 Maintenance	\$4,100.00	\$2,766.46	67.47%	\$244.37	\$2,327.99
5530 Supplies / Small Eq	\$3,850.00	\$1,010.67	26.25%	\$54.19	\$1,220.64
5540 Telephone	\$1,380.00	\$778.65	56.42%	\$117.43	\$1,011.33
5550 Utilities	\$3,000.00	\$1,554.84	51.83%	\$214.50	\$1,721.49
5560 Misc - Tags, Uniforms	\$600.00				
Total Security	\$176,150.00	\$95,010.05	53.94%	\$17,066.66	\$97,477.72
Streets					
5600 Repair/Reseal/Maint.	\$50,000.00	\$6,675.52	13.35%	\$2,677.52	\$48,959.91
5605 Drainage	\$15,000.00		0.00%		\$91,467.33
5620 Signs	\$500.00	\$145.22	29.04%	\$119.80	\$92.50
Total Streets	\$65,500.00	\$6,820.74	10.41%	\$2,797.32	\$140,519.74
Taxes					
5700 Property Taxes	\$3,150.00	\$2,833.98	89.97%		\$3,081.82
Total Taxes	\$3,150.00	\$2,833.98	89.97%		\$3,081.82
7009 Bank fees		\$16.00			-\$30.00
TOTAL EXPENSES	\$479,900.00	\$310,291.63	64.66%	\$55,552.43	\$406,450.50
Total Income	\$484,980.00	\$432,810.90		\$1,605.31	\$428,067.23
Expenses	\$479,900.00	\$310,291.63		\$55,552.43	-\$406,450.50
Income - Expenses	\$5,080.00	\$122,519.27		-\$53,947.12	\$21,616.73
From Reserves For:	Contingency				
Maintenance-Streets-Rv Covers					
EX-POA 2022-23 Budget by mo		7th of 12 Mo			
Approved 7/17/22					