

Meadowlakes POA Minutes

April 13, 2021 Meeting

6pm at Totten Hall

Meeting called to order at 6:01 PM by President Steve Nash

Pledge of Allegiance led by Don WheelerJim Fowler

Present: Steve Nash, Mike Ingalsbe, Dottie Stueckroth, Mike Shaw, Don Wheeler, Bill Raman, Jim Fowler

Absent: None

The minutes for March 9, 2021 were approved. (Motion by Mike Shaw; second by Mike Ingalsbe; unanimous)

Welcome Committee: Efforts are ongoing to try to meet with additional new families. Since the end of last year, the committee has met with 20 new families. There are over 50 more with whom to meet.

Member Comments:

- Progress on Firestone Park was reported.
- A suggestion was made to update the POA website.
- Continuing interest in the Memorial Tree program was indicated.

Board Reports:

Streets and Parks: Mike Shaw – A new flag pole with solar powered lights has been acquired for Veteran's Park. It should be installed by the City before Memorial Day. A proposal has been received from Mills Construction for \$39,000 for repair of the part of the fence that appears to need immediate attention. The possibility of utilizing reserve funds to complete all fence repair was discussed, and will be given further consideration at future meetings. A proposal from a contractor has been received for painting speed bumps and other striping on Meadowlakes Drive, and is under consideration.

Treasurer: Dottie Stueckroth - The audit report for the year was presented and approved unanimously. (Motion by Dottie Stueckroth, second by Mike Shaw). The monthly report as of March 31, 2021, and a spread sheet showing the POA budget and performance as of March 2021(attached) were provided. Dottie provided comments/explanations relating to some of the numbers on the same.

RV Storage: – Jim Fowler – The RV Storage continues to be fully rented with a long waiting list. A proposed increase to rental rates is discussed below under new business.

Gate Security: Don Wheeler – New cameras have been installed with increased memory capacity and with microphone capacity. New rules regarding the entry and parking of guest water vehicle trailers were discussed by Don Wheeler. The new rules presented orally by Don were reduced to writing and circulated after the meeting for review and confirmation by Board Members. A copy of the new rules is attached to these minutes.

Celebrations: Mike Ingalsbe – The POA will host a Memorial Day Weekend barbeque and celebration on either the Sunday or Monday of the weekend, depending on the availability of the caterer. The celebration may include a dedication of the new flagpole if the flagpole is installed and such can be coordinated.

New Business:

- Swimming Pool - The insurance company is willing to issue a rider for the POA's general liability insurance policy that relates to the operation of the swimming pool. Mike Shaw agreed to assume responsibility for the handling of the pool for the summer. If possible, the pool will open on Memorial Day.
- RV Storage Rates – A proposal was presented to raise the annual rental rates on the RV storage units as follows:

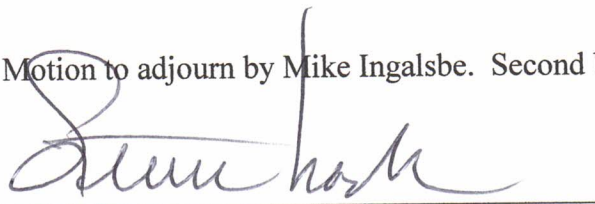
Covered spaces: \$550 per year

Standard size uncovered spaces: \$300 per year

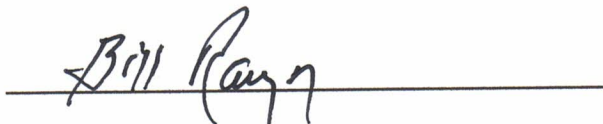
Smaller uncovered spaces: \$240 per year

At least two members expressed concern about raising the rates unless the additional money were to be used to cover more units and otherwise improve the RV Storage facility. Board members stated that while the POA should not be constrained on how the rental income would be utilized, the present plans were to use a portion of the money received from rentals to make improvements to the storage facility. A motion was made by Don Wheeler to adopt the newly proposed rental rates and seconded by Jim Fowler. The motion passed unanimously.

Motion to adjourn by Mike Ingalsbe. Second by Mike Shaw. Unanimous.



Steve Nash, President



Bill Raman, Secretary

Those in Attendance:

Florence and Martin Schulman

Georgina Christy

John and Joan Mattinson

Steve Newton

Judy Archer

Joe Summers

Meadowlakes POA Monthly Report

As of March, 2021

	<u>Month</u>	<u>YTD</u>
Income	\$ 12,656	\$448,919
Expenses	\$ 20,736	\$287,347
Total Checking/Savings	\$ 523,879	
Park Improvement	\$-(21,300)	
	\$ 502,579	

Income vs Expenses March (-\$8080.)

97.84% Budgeted Income Received	7 of 12 Mo
62.63% Budgeted Expenses Paid	7 of 12 Mo

Dottie Stueckroth
Treasurer
4/13/21 Meeting

POA 2020-21 BUDGET

[Fiscal Year Sept - Aug]	2020-21 BUDGET	As of Mar 2021	%	Mar '21 Mo 7/12
INCOME				
4000 Association Fees	\$405,000.00	\$420,597.78	103.85%	\$7,208.52
4010 Lot Mowing Fee	\$8,400.00	\$6,600.00	78.57%	\$1,800.00
4020 Late Payment Penalty	\$6,000.00	\$11,513.52	191.89%	\$2,085.55
4021 Lien Filing Charge	\$100.00	\$164.00	164.00%	\$40.00
4050 RV Park Fees	\$16,000.00	\$526.70	3.29%	-\$43.00
4055 Pool Income	\$8,000.00			
4060 Miscellaneous Income	\$4,000.00	\$3,495.00	87.38%	\$905.00
4080 Park Revenue	\$100.00	\$25.00	25.00%	\$25.00
4090 Road Impact Fees	\$3,000.00	\$1,050.00	35.00%	
4500 Interest Income				
First United Checking	\$100.00	\$8.76	8.76%	\$1.04
First United MM	\$8,000.00	\$4,844.96	60.56%	\$634.16
Golf Course Interest	\$66.00	\$66.15	100.23%	
Other		\$2.50		
4500 Return Check Charge	\$50.00	\$25.00	50.00%	
TOTAL INCOME	\$458,816.00	\$448,919.37	97.84%	\$12,656.27
EXPENSES				
Maintenance / Repairs				
5105 LS Park Maintenance	\$3,500.00	\$807.40	23.07%	\$218.60
5115 WD Park Maintenance	\$2,500.00	\$1,767.90	70.72%	\$90.55
5118 Veterans \$ 1st RSP Park	\$500.00	\$251.58	50.32%	\$26.65
5119 Firestone Park Maintenance	\$500.00			
5120 Supplies/Small Equipment	\$1,000.00	\$10.81	1.08%	
5135 Fence Repair	\$5,000.00			
5140 Weed Control	\$500.00			
5150 Tree Spraying	\$600.00			
5151 Tree Trimming	\$2,500.00			
5155 PWD Contract (MUD)	\$64,000.00	\$38,217.48	59.71%	\$5,480.08
Total Grounds Maintenance	\$80,600.00	\$41,055.17	50.94%	\$5,815.88
Insurance				
5200 Worker's Comp	\$3,200.00	\$2,675.00	83.59%	
5210 Liability	\$10,000.00	\$7,194.00	71.94%	
5225 D & O Liability	\$4,200.00			
Total Insurance	\$17,400.00	\$9,869.00	56.72%	
RV Storage Facilities				
5320 Maintenance	\$1,000.00			
5340 Utilities	\$1,500.00	\$534.83	35.66%	\$148.69
Total Storage Facilities	\$2,500.00	\$534.83	21.39%	\$148.69

POA 2020-21 BUDGET

	2020-21 BUDGET	As of Mar 2021	%	
Operating				
5400 Acct/Mgmt Services	\$40,000.00	\$24,025.54	60.06%	\$3,446.59
5405 Annual Meeting	\$200.00	\$100.00	50.00%	
5410 Audit	\$3,000.00			
5420-01 Welcome	\$1,200.00	\$455.25	37.94%	
5420-02 Picnic/Celebrations	\$7,000.00	\$0.00	0.00%	
5420-03 Recreation	\$3,500.00	\$840.30	24.01%	
5425 Legal	\$3,000.00	\$52.00	1.73%	
5430 Pool Expense	\$7,500.00			
5440 Office Supplies	\$2,200.00	\$1,118.08	50.82%	\$198.50
5445 Other Operating Expense	\$2,066.00	\$1,568.80	75.93%	\$68.43
5450 Communications	\$200.00			
Total Operating	\$69,866.00	\$28,159.97	40.31%	\$3,713.52
Security				
5500 Wages	\$146,600.00	\$76,057.34	51.88%	\$9,705.60
5510 Payroll Taxes	\$13,000.00	\$6,140.70	47.24%	\$823.29
5515 Maintenance	\$4,000.00	\$1,798.10	44.95%	\$107.03
5530 Supplies / Small Eq	\$4,000.00	\$2,239.10	55.98%	
5540 Telephone	\$1,200.00	\$736.11	61.34%	\$104.53
5550 Utilities	\$2,000.00	\$1,155.26	57.76%	\$317.46
Total Security	\$170,800.00	\$88,126.61	51.60%	\$11,057.91
Streets				
5600 Repair/Reseal/Maint.	\$100,000.00	\$108,099.00	108.10%	
5605 Drainage	\$14,000.00	\$8,545.00	61.04%	
5620 Signs	\$500.00			
Total Streets	\$114,500.00	\$116,644.00	101.87%	
Taxes				
5700 Property Taxes	\$3,150.00	\$2,954.90	93.81%	
Total Taxes	\$3,150.00	\$2,954.90	93.81%	
7009 Bank Service Charge		\$2.50		
TOTAL EXPENSES	\$458,816.00	\$287,346.98	62.63%	\$20,736.00
Total Income		\$448,919.37		\$12,656.27
Income - Expenses		<u>-\$287,346.98</u>		<u>-\$20,736.00</u>
		\$161,572.39		-\$8,079.73
EX-POA 2020-21 Budget by mo				

To all members of the Property Owners Association Board of Directors

Proposed Procedure for use of the watercraft ramp located Meadowlakes POA Lakeside Park

Use of the ramp at Lakeside Park for launching watercraft from trailers is limited to residents of Meadowlakes and their invited guests. During the summer months, extra limitations must be imposed because of the increased demand for access to the ramp. Accordingly, effective May 15, 2021, residents of Meadowlakes who wish to sponsor a non-resident guest for access to and use of the ramp must provide notice to the front guard gate, within 24 hours before such use, of the following: (1) the identity of guest, (2) the type of watercraft that the guest will be launching, and (3) the exact dates on which access for the guest is desired. No more than three days of access may be addressed in any such notice. Between June 1st and Labor Day, the trailers of any such guests must be parked at the home of the sponsoring resident or at such other appropriate location as may be arranged by the sponsoring resident. Such guest trailers may not be parked at Lakeside Park because of limited space and parking at the park. Guest cars will be permitted with the proper display of a temporary pass secured at the gate on entry and may be parked at the Park while boating.

Don Wheeler

POA Security Director