

**Meadowlakes POA Minutes**  
**December 13, 2022 Meeting**  
**6pm at Totten Hall**

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

Pledge of Allegiance led by Mike Shaw

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

Absent: Steve Nash

The proposed minutes for November 9, 2022 were unanimously approved. (Motion was made by Don Wheeler; seconded by Kathy Nicholl)

Member Comments: None

Other Comments: None

Board Reports:

Treasurer: Dottie Stueckroth – Comments were provided on the financial documents (attached). Dottie is still in search for a CPA to do the POA audit.

RV Storage: Steve Newton – All is okay. We currently have a waiting list for 7 uncovered spaces; 8 covered spaces and we have 16 residents who have uncovered spaces on the waiting list for covered spaces. There is currently an approximate 3 year wait list for covered spaces.

Events and Celebrations: Kathy Nicholl – The Christmas Decorating contest was a success again this year. We had three local judges who judged the decorating on the evening of December 11. The results will be listed by category and address in the December 14<sup>th</sup> City of Meadowlakes Weekly Newsletter.

Streets and Parks: Mike Shaw – Mike gave an update on the progress made on the retaining wall at Lakeside Park. The project is currently on track to be completed mid January. LCRA announced that the scheduled date to start filling Lake Marble Falls is January 17, 2022. Mike is waiting for a proposal for painting speedbumps and for restriping Meadowlakes Dr. and will schedule the job soon after receiving the proposal. There are a few small asphalt repairs to be done in various locations. The biggest one being on the 300 block of Firestone. Hines will be contracted for the repairs. Our perimeter fence is in good shape, with the exception of the east fence behind 287 Meadowlakes Dr. that borders Orchard Street in Marble Falls. It is leaning and will be scheduled for repair. Mike is also looking into potential repair needs to the side fences of our entry/exit gate. The last two trees slated for Firestone Park have been planted. The speed bumps on Preston Trail will be removed and replaced with 2 stage speed humps. Speed humps are gentler than speed bumps and will alleviate the concerns of our local Emergency Medical Services.

Comment: Don Wheeler asked what discussions or plans are being made for the gate on the SE corner of Meadowlakes Dr. due to the report of kids climbing over the fence from Marble Falls and meeting at Lakeside Park. No plans have been made as yet.

Gate Security: Don Wheeler – The guard shack has had repairs to the roof and the fascia. It is in good shape overall.

Comment: Don Wheeler asked to go into Executive Session immediately after the regular meeting to discuss a sensitive resident issue.

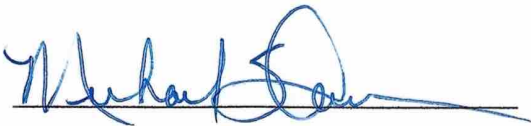
**New Business:**

None

**Executive Session:**

Adjourned by Kathy Nicholl

Motion to adjourn regular meeting by Kathy Nicholl. Seconded by Steve Newton. Unanimous.

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

**Steve Nash, President**

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

**Johnny Gillen, Secretary**

**Those in Attendance:**

Jim Haggart

Florence Schulman

Georgina Christy

*Meadowlakes POA*  
*Meeting Sign-In Sheet*

*Meeting Date: December 13, 2022*

Print Name

Signature

Wish To Speak

JIM Haggart

*J. Haggart*

NO

Georgina Christy

*G. Christy*

FLORENCE SCHULMAN

*Florence Schulman*

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**Meadowlakes POA Monthly Report  
As of November 30, 2022**

	<u>Month</u>	<u>YTD</u>
Income	\$ 12,220	\$411,050
Expenses	\$ 47,970	\$122,338
Total Checking/Savings	\$ 596,880	

Income vs Expenses November < \$35,750 >

84.76% Budgeted Income Received	3 of 12 Mo
25.49% Budgeted Expenses Paid	3 of 12 Mo

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Dottie Stueckroth  
Treasurer  
12/13/22 Meeting

[Fiscal Year Sept - Aug]	2022-23	As of NOV 2022	%	NOV 2022	YTD 2021
INCOME	BUDGET	YTD		Month	
4000 Association Fees	\$412,000.00	\$396,441.69	96.22%	\$10,718.33	\$390,646.16
4010 Lot Mowing Fee	\$7,700.00	\$5,100.00	66.23%		\$7,550.00
4020 Late Payment Penalty	\$9,000.00	\$7,645.00	84.94%	\$920.00	\$4,267.50
4021 Lien Filing Charge	\$400.00	\$32.00	8.00%		\$75.00
4050 RV Park Fees	\$33,000.00	\$100.00	0.30%	\$100.00	\$90.00
4055 Pool Income	\$8,500.00	-\$319.25	-3.76%		\$192.00
4060 Miscellaneous Income	\$7,000.00	\$775.00	11.07%	\$165.00	\$975.00
4080 Park Revenue	\$300.00		0.00%		\$25.00
4090 Road Impact Fees	\$2,000.00	\$350.00	17.50%		\$350.00
<b>4500 Interest Income</b>					
First United Checking	\$30.00	\$21.26	70.87%	\$2.33	\$4.65
First United MM	\$5,000.00	\$819.87	16.40%	\$314.68	\$1,308.60
Other	\$0.00	\$59.45	0.00%		\$0.00
4500 Return Check Charge	\$50.00	\$25.00	50.00%		
<b>TOTAL INCOME</b>	<b>\$484,980.00</b>	<b>\$411,050.02</b>	<b>84.76%</b>	<b>\$12,220.34</b>	<b>\$405,483.91</b>
<b>EXPENSES</b>					
<b>Maintenance / Repairs</b>					
5105 LS Park Maintenance	\$15,000.00	\$838.26	5.59%	\$51.33	\$1,332.55
5105-1 LS Retaining Wall		\$25,000.00		\$25,000.00	
5115 WD Park Maintenance	\$2,500.00	\$487.94	19.52%		\$624.31
5118 Veterans \$ 1st RSP Park	\$2,500.00	\$113.95	4.56%		\$6,903.30
5119 Firestone Park Maintenance	\$2,500.00	\$350.63	14.03%		\$868.93
5120 Supplies/Small Equipment	\$1,000.00		0.00%		
5122 Memorial Tree Program		\$675.00		\$675.00	
5135 Fence Repair	\$25,000.00		0.00%		
5140 Weed Control	\$1,000.00	\$142.96	14.30%		
5150 Tree Spraying	\$600.00	\$187.50	31.25%	\$187.50	
5151 Tree Trimming	\$6,000.00		0.00%		\$3,915.98
5155 PWD Contract (MUD)	\$64,000.00	\$16,935.96	26.46%	\$5,645.32	\$16,770.72
<b>Total Grounds Maintenance</b>	<b>\$120,100.00</b>	<b>\$44,732.20</b>	<b>37.25%</b>	<b>\$31,559.15</b>	<b>\$30,415.79</b>
<b>Insurance</b>					
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%		
<b>Total Insurance</b>	<b>\$15,000.00</b>	<b>\$7,627.00</b>	<b>50.85%</b>	<b>\$0.00</b>	<b>\$7,627.00</b>
<b>RV Storage Facilities</b>					
5320 Maintenance	\$1,500.00	\$57.00	3.80%	\$57.00	\$56.27
5340 Utilities	\$1,800.00	\$362.78	20.15%	\$122.04	\$222.47
5350 RV Covers	\$20,000.00	\$16,843.20	84.22%		
<b>Total Storage Facilities</b>	<b>\$23,300.00</b>	<b>\$17,262.98</b>	<b>74.09%</b>	<b>\$179.04</b>	<b>\$278.74</b>



	2022-23	As of NOV 2022	%	NOV 2022	YTD 2021
Operating	BUDGET	YTD		Month	
5400 Acct/Mgmt Services	\$40,000.00	\$10,651.53	26.63%	\$3,550.51	\$10,697.61
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	\$172.11	2.15%	\$172.11	\$36.79
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	\$1,283.86	10.70%		\$2,052.49
5440 Office Supplies	\$2,500.00	-\$49.36	-1.97%	\$8.30	\$294.55
5445 Other Operating Expense	\$1,500.00		0.00%		\$173.99
5450 Communications					
<b>Total Operating</b>	<b>\$76,700.00</b>	<b>\$12,243.46</b>	<b>15.96%</b>	<b>\$3,730.92</b>	<b>\$13,541.43</b>
<b>Security</b>					
5500 Wages	\$146,502.00	\$34,509.44	23.56%	\$10,065.60	\$36,529.85
5510 Payroll Taxes	\$16,718.00	\$2,805.38	16.78%	\$782.12	\$2,927.21
5515 Maintenance	\$4,100.00	\$2,079.38	50.72%	\$1,345.00	\$964.55
5530 Supplies / Small Eq	\$3,850.00	\$66.98	1.74%		\$818.39
5540 Telephone	\$1,380.00	\$316.67	22.95%	\$104.50	\$611.54
5550 Utilities	\$3,000.00	\$653.38	21.78%	\$203.64	\$421.56
5560 Misc - Tags, Uniforms	\$600.00				
<b>Total Security</b>	<b>\$176,150.00</b>	<b>\$40,431.23</b>	<b>22.95%</b>	<b>\$12,500.86</b>	<b>\$42,273.10</b>
<b>Streets</b>					
5600 Repair/Reseal/Maint.	\$50,000.00		0.00%		\$175.89
5605 Drainage	\$15,000.00		0.00%		
5620 Signs	\$500.00	\$25.42	5.08%		\$92.50
<b>Total Streets</b>	<b>\$65,500.00</b>	<b>\$25.42</b>	<b>0.04%</b>	<b>\$0.00</b>	<b>\$268.39</b>
<b>Taxes</b>					
5700 Property Taxes	\$3,150.00		0.00%		
<b>Total Taxes</b>	<b>\$3,150.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>7009 Bank fees</b>		\$16.00			-\$30.00
<b>TOTAL EXPENSES</b>	<b>\$479,900.00</b>	<b>\$122,338.29</b>	<b>25.49%</b>	<b>\$47,969.97</b>	<b>\$94,374.45</b>
<b>Total Income</b>	<b>\$484,980.00</b>	<b>\$411,050.02</b>		<b>\$12,220.34</b>	<b>\$405,483.91</b>
<b>Expenses</b>	<b>\$479,900.00</b>	<b>\$122,338.29</b>		<b>\$47,969.97</b>	<b>-\$94,374.45</b>
<b>Income - Expenses</b>	<b>\$5,080.00</b>	<b>\$288,711.73</b>		<b>-\$35,749.63</b>	<b>\$311,109.46</b>
<b>From Reserves For:</b>	<b>Contingency</b>				
Maintenance-Streets-Rv Covers					
EX-POA 2022-23 Budget by mo		3rd of 12 Mo			
Approved 7/17/22					