

## **Meadowlakes POA Board Minutes**

**February 14, 2023 Meeting**

**6pm at Totten Hall**

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

Pledge of Allegiance led by Mike Shaw

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

Absent: None

Consent Items: The proposed minutes for January 10, 2023 were unanimously approved. (Motion by Mike Shaw; Second by Steve Newton)

Citizen Comments: Jerrial Wafer commented on a change in policy he heard about concerning the Gate Guard vacation time. Steve Nash asked that he and Don Wheeler discuss this after the meeting which will include Len Fate since both Jerrial and Len have previous experience with the Gate Guard supervision.

### Board Director Reports:

- Financial: See attached financials
  - Dottie is considering Venmo and/or Zelle for ease of POA dues payment by our residents.
- RV Storage: Due to the recent issues of the missing trailer and the vandalism of a motorhome side mirror, security cameras are being installed at the RV Storage area. Signs will also be posted notifying all who enter and exit the RV Storage area that cameras are actively recording.
- Events and Celebrations: Kathy facilitated a Recreation Committee planning meeting to discuss celebration activities for Easter, Memorial Day and the 4<sup>th</sup> of July plus a Golf Cart parade. New proposed activities also discussed are in the infancy stage of planning. Kathy is considering revitalizing a "New Resident Welcome Committee".
- Parks, Roads and Maintenance: Mike Shaw shared that he is working with contractors to obtain asphalt repair proposals for several areas in the city. Dove Lane's asphalt is thin and will likely need to be resurfaced in a year or two.

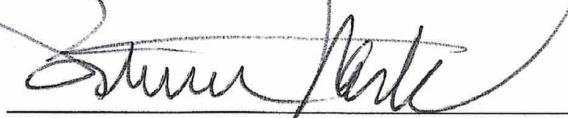
- The Lakeside Park retaining wall will likely come in under budget. The wall/sidewalk is complete and the installation of the fence began on February 15<sup>th</sup>. The final electric pump hookup for irrigation is on the schedule. Some backfill will be done along the wall and then reseeded will take place.
  - The center striping of Meadowlakes Dr was redone due the poor quality of the first paint job. The painting company also painted white lead-bars entering onto the speed bumps on both Meadowlakes Dr and Turkey Run.
  - The new replacement speed bumps for Preston Trail are still on back-order.
  - Fence repair and cleaning of fence debris is needed behind Meadowlakes Dr and Broadmoor. Mike will talk with contractors about providing proposals.
  - The Memorial Tree program is still underway.
- Security Gate: After the meeting, Don will discuss the Gate Guard Vacation Pay policy with Jerrial Wafer and Len Fate. If Don believes that a change in policy is needed, Steve asked him to bring any proposed changes to the board for discussion and consideration.

Old Business: Dottie has contacted no less than 22 CPA firms in an attempt to secure one for the audit of our financials but with no success. We discussed the possibility of a review in lieu of an audit. Dottie will contact our lawyer for advice. (Note: Dottie received advice from our lawyer on February 15<sup>th</sup> and secured a CPA firm the same day).

New Business: None

Executive Session: None

Motion to adjourn by Mike Shaw. Second by Kathy Nicholl. Unanimous.



Steve Nash, President



Johnny Gillen, Secretary

**Citizens in Attendance:**

Florence Schulman

Jerrial Wafer

Joan & John Mattinson

Len Fate



# Meadowlakes POA Monthly Report

## As of January 2023

	<u>Month</u>	<u>YTD</u>
Income	\$ 8594	\$425,921
Expenses	\$ 34,626	\$229,220
Total Checking/Savings	\$ 504,276	

Income vs Expenses January < \$26,031 >

87.82% Budgeted Income Received	5 of 12 Mo
47.76% Budgeted Expenses Paid	5 of 12 Mo

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Dottie Stueckroth  
Treasurer  
2/14/2023 Meeting

**POA 2022-23 BUDGET BY MONTH**

[Fiscal Year Sept - Aug]	2022-23	YTD JAN 2023	%	JAN 2023	YTD 2022
<b>INCOME</b>	<b>BUDGET</b>	<b>YTD</b>		<b>Month</b>	
4000 Association Fees	\$412,000.00	\$407,935.44	99.01%	\$6,188.75	\$399,139.16
4010 Lot Mowing Fee	\$7,700.00	\$5,100.00	66.23%		\$7,700.00
4020 Late Payment Penalty	\$9,000.00	\$9,011.45	100.13%	\$1,016.45	\$5,317.50
4021 Lien Filing Charge	\$400.00	\$32.00	8.00%		\$115.00
4050 RV Park Fees	\$33,000.00	\$300.00	0.91%		\$260.00
4055 Pool Income	\$8,500.00	-\$319.25	-3.76%		\$202.00
4060 Miscellaneous Income	\$7,000.00	\$1,290.00	18.43%	\$380.00	\$1,935.00
4080 Park Revenue	\$300.00	\$25.00	8.33%	\$25.00	\$50.00
4090 Road Impact Fees	\$2,000.00	\$1,050.00	52.50%	\$700.00	\$1,050.00
<b>4500 Interest Income</b>					
First United Checking	\$30.00	\$27.22	90.73%	\$3.00	\$8.83
First United MM	\$5,000.00	\$1,369.52	27.39%	\$266.48	\$1,621.99
Other	\$0.00	\$59.45	0.00%		\$0.00
4500 Return Check Charge	\$50.00	\$39.80	79.60%	\$14.80	
<b>TOTAL INCOME</b>	<b>\$484,980.00</b>	<b>\$425,920.63</b>	<b>87.82%</b>	<b>\$8,594.48</b>	<b>\$417,399.48</b>
<b>EXPENSES</b>					
<b>Maintenance / Repairs</b>					
5105 LS Park Maintenance	\$15,000.00	\$1,061.53	7.08%	\$140.59	\$1,757.95
5105-1 LS Retaining Wall		\$78,600.00		\$7,500.00	
5115 WD Park Maintenance	\$2,500.00	\$2,197.73	87.91%	\$1,330.00	\$1,237.41
5118 Veterans \$ 1st RSP Park	\$2,500.00	\$213.90	8.56%	\$63.30	\$6,956.60
5119 Firestone Park Maintenance	\$2,500.00	\$590.68	23.63%	\$122.50	\$1,235.20
5120 Supplies/Small Equipment	\$1,000.00		0.00%		
5122 Memorial Tree Program		\$675.00			
5135 Fence Repair	\$25,000.00		0.00%		\$32,690.00
5140 Weed Control	\$1,000.00	\$142.96	14.30%		\$312.52
5150 Tree Spraying	\$600.00	\$187.50	31.25%		
5151 Tree Trimming	\$6,000.00		0.00%		\$3,915.98
5155 PWD Contract (MUD)	\$64,000.00	\$28,226.60	44.10%	\$5,645.32	\$28,061.36
<b>Total Grounds Maintenance</b>	<b>\$120,100.00</b>	<b>\$111,895.90</b>	<b>93.17%</b>	<b>\$14,801.71</b>	<b>\$76,167.02</b>
<b>Insurance</b>					
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%		
<b>Total Insurance</b>	<b>\$15,000.00</b>	<b>\$10,430.00</b>	<b>69.53%</b>	<b>\$0.00</b>	<b>\$10,394.00</b>
<b>RV Storage Facilities</b>					
5320 Maintenance	\$1,500.00	\$74.70	4.98%	\$17.70	\$293.24
5340 Utilities	\$1,800.00	\$611.81	33.99%	\$124.88	\$349.09
5350 RV Covers	\$20,000.00	\$16,843.20	84.22%		
<b>Total Storage Facilities</b>	<b>\$23,300.00</b>	<b>\$17,529.71</b>	<b>75.23%</b>	<b>\$142.58</b>	<b>\$642.33</b>
	<b>2022-23</b>	<b>YTD JAN 2023</b>	<b>%</b>	<b>JAN 2023</b>	<b>YTD 2022</b>

**POA 2022-23 BUDGET BY MONTH**

<b>Operating</b>	<b>BUDGET</b>	<b>YTD</b>		<b>Month</b>	
5400 Acct/Mgmt Services	\$40,000.00	\$17,752.55	44.38%	\$3,550.51	\$17,798.63
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%		\$296.66
5420-02 Picnic	\$8,000.00	\$335.62	4.20%		\$212.00
5420-03 Celebrations/July 4th	\$3,000.00		0.00%		
5425 Legal / Filing	\$5,000.00	\$26.00	0.52%		\$286.00
5430 Pool Expense	\$12,000.00	\$1,483.36	12.36%		\$2,052.49
5440 Office Supplies	\$2,500.00	\$113.98	4.56%	\$159.34	\$644.73
5445 Other Operating Expense	\$1,500.00	\$299.00	19.93%		\$889.71
5450 Communications					
<b>Total Operating</b>	<b>\$76,700.00</b>	<b>\$20,195.83</b>	<b>26.33%</b>	<b>\$3,709.85</b>	<b>\$22,180.22</b>
<b>Security</b>					
5500 Wages	\$146,502.00	\$56,997.56	38.91%	\$11,282.80	\$59,302.48
5510 Payroll Taxes	\$16,718.00	\$4,638.89	27.75%	\$965.80	\$4,779.86
5515 Maintenance	\$4,100.00	\$2,522.09	61.51%	\$291.00	\$1,295.81
5530 Supplies / Small Eq	\$3,850.00	\$498.48	12.95%	\$268.00	\$1,208.14
5540 Telephone	\$1,380.00	\$543.53	39.39%	\$116.13	\$632.68
5550 Utilities	\$3,000.00	\$1,092.55	36.42%	\$213.97	\$1,212.65
5560 Misc - Tags, Uniforms	\$600.00				
<b>Total Security</b>	<b>\$176,150.00</b>	<b>\$66,293.10</b>	<b>37.63%</b>	<b>\$13,137.70</b>	<b>\$68,431.62</b>
<b>Streets</b>					
5600 Repair/Reseal/Maint.	\$50,000.00		0.00%		\$175.89
5605 Drainage	\$15,000.00		0.00%		\$84,497.33
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>\$84,765.72</b>
<b>Taxes</b>					
5700 Property Taxes	\$3,150.00	\$2,833.98	89.97%	\$2,833.98	\$3,081.82
<b>Total Taxes</b>	<b>\$3,150.00</b>	<b>\$2,833.98</b>	<b>89.97%</b>	<b>\$2,833.98</b>	<b>\$3,081.82</b>
<b>7009 Bank fees</b>		\$16.00			-\$14.00
<b>TOTAL EXPENSES</b>	<b>\$479,900.00</b>	<b>\$229,219.94</b>	<b>47.76%</b>	<b>\$34,625.82</b>	<b>\$265,648.73</b>
<b>Total Income</b>	<b>\$484,980.00</b>	<b>\$425,920.63</b>		<b>\$8,594.48</b>	<b>\$417,399.48</b>
<b>Expenses</b>	<b>\$479,900.00</b>	<b>\$229,219.94</b>		<b>\$34,625.82</b>	<b>-\$265,648.73</b>
<b>Income - Expenses</b>	<b>\$5,080.00</b>	<b>\$196,700.69</b>		<b>-\$26,031.34</b>	<b>\$151,750.75</b>
<b>From Reserves For:</b>	<b>Contingency</b>				
Maintenance-Streets-Rv Covers					
EX-POA 2022-23 Budget by mo		5th of 12 Mo			
Approved 7/17/22					