Meadowlakes POA Minutes

January 10, 2023 Meeting

6pm at Totten Hall

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

Pledge of Allegiance led by Johnny Gillen

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

Absent: Steve Nash

Consent Items: The proposed minutes for December 13, 2022 were unanimously approved. (Motion by Steve Newton; Second by Dottie Stueckroth)

Citizen Comments: None

Board Director Reports:

- Financial: See attached financials

- RV Storage: Steve Newton shared that all rental units are paid current. A trailer has been reported missing by owner. An investigation is underway.

- Events and Celebrations: Kathy is in the preplanning phase for Easter, Memorial Day celebrations. Mike Shaw brought up the possibility of a golf cart decorating event.

- Parks, Roads and Maintenance: Mike Shaw shared that the Lakeside Park retaining wall is complete with the exception of the installation of the fence. He is currently awaiting a bid for that portion of the project. The center striping of Meadowlakes Dr as well as the repainting of the speed bumps on Meadowakes Dr and Turkey Run has been completed. Mike is in discussions with the contractor about the poor quality of the striping. The new replacement speed bumps on Preston Trail are on back-order. The current plan is to have 2 rows of staggered speed bumps in the same location as the current ones. Mike is currently reviewing the road repair needs. He has identified several small patches that need done.

- Security Gate: Nothing new to report

Old Business: None

New Business: None

Executive Session: None

Motion to adjourn by Kathy Nicholl. Second by Don Wheeler. Unanimous.

Steve Nash, President

Johnny Gillen, Secretary

Citizens in Attendance:

Becky Hayden

Florence Schulman

Georgina Christy

Jerrial Wafer

Meadowlakes POA Board Meeting

Sign-In Sheet

Meeting Date: January 10, 2023

Print Name	Signature	Wish to Speak
GEORGINA CHRISTY		
FLORENCE SCHULMAN	Florence Schulman	
JERRIAN WAFER		
Becky Hayden	Becky Hayden	

Meadowlakes POA Monthly Report
As of December 31, 2022

	Month	YTD
Income	$ 6,276	$417,326
Expenses	$ 71,890	$194,359
Total Checking/Savings	$ 530,238	
(December 2021	$ 655,672)	

Income vs Expenses December < $65,613 >

86.05% Budgeted Income Received	4 of 12 Mo
40.50% Budgeted Expenses Paid	4 of 12 Mo

Dottie Stueckroth
Treasurer
1/10/2023 Meeting

POA 2022-23 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2022-23	As of DEC 2022	%	DEC 2022	YTD 2021
INCOME	**BUDGET**	**YTD**		**Month**	
4000 Association Fees	$412,000.00	$401,746.69	97.51%	$5,305.00	$394,943.91
4010 Lot Mowing Fee	$7,700.00	$5,100.00	66.23%		$7,550.00
4020 Late Payment Penalty	$9,000.00	$7,995.00	88.83%	$350.00	$4,582.50
4021 Lien Filing Charge	$400.00	$32.00	8.00%		$115.00
4050 RV Park Fees	$33,000.00	$300.00	0.91%	$200.00	$235.00
4055 Pool Income	$8,500.00	-$319.25	-3.76%		$192.00
4060 Miscellaneous Income	$7,000.00	$910.00	13.00%	$135.00	$1,475.00
4080 Park Revenue	$300.00		0.00%		$25.00
4090 Road Impact Fees	$2,000.00	$350.00	17.50%		$1,050.00
4500 Interest Income					
First United Checking	$30.00	$24.22	80.73%	$2.96	$6.58
First United MM	$5,000.00	$1,103.04	22.06%	$283.17	$1,470.81
Other	$0.00	$59.45	0.00%		$0.00
4500 Return Check Charge	$50.00	$25.00	50.00%		
TOTAL INCOME	**$484,980.00**	**$417,326.15**	**86.05%**	**$6,276.13**	**$411,645.80**
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	$15,000.00	$920.94	6.14%	$82.68	$1,421.78
5105-1 LS Retaining Wall		$71,100.00		$46,100.00	
5115 WD Park Maintenance	$2,500.00	$841.79	33.67%	$353.85	$1,068.46
5118 Veterans $ 1st RSP Park	$2,500.00	$150.60	6.02%	$36.65	$6,929.95
5119 Firestone Park Maintenance	$2,500.00	$458.19	18.33%	$75.70	$1,111.85
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%		
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	$22,581.28	35.28%	$5,645.32	$22,416.04
Total Grounds Maintenance	**$120,100.00**	**$97,058.26**	**80.81%**	**$52,294.20**	**$69,554.06**
Insurance					
5200 Worker's Comp	$3,100.00	$2,803.00	90.42%	$2,803.00	$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%**	**$2,803.00**	**$10,394.00**
RV Storage Facilities					
5320 Maintenance	$1,500.00	$57.00	3.80%		$56.27
5340 Utilities	$1,800.00	$486.93	27.05%	$124.15	$266.04
5350 RV Covers	$20,000.00	$16,843.20	84.22%		
Total Storage Facilities	**$23,300.00**	**$17,387.13**	**74.62%**	**$124.15**	**$322.31**
	2022-23	As of DEC 2022	%	DEC 2022	YTD 2021

POA 2022-23 BUDGET BY MONTH

Operating	BUDGET	YTD		Month	
5400 Acct/Mgmt Services	$40,000.00	$14,202.04	35.51%	$3,550.51	$14,248.12
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%	$163.51	
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	-$45.36	-1.81%	$4.00	$294.55
5445 Other Operating Expense	$1,500.00	$325.00	21.67%	$226.00	$789.97
5450 Communications					
Total Operating	**$76,700.00**	**$16,286.48**	**21.23%**	**$3,944.02**	**$18,179.79**
Security					
5500 Wages	$146,502.00	$45,714.76	31.20%	$11,205.32	$48,476.19
5510 Payroll Taxes	$16,718.00	$3,673.09	21.97%	$867.71	$3,853.12
5515 Maintenance	$4,100.00	$2,231.09	54.42%	$151.71	$1,184.78
5530 Supplies / Small Eq	$3,850.00	$230.48	5.99%	$163.50	$818.39
5540 Telephone	$1,380.00	$427.40	30.97%	$110.73	$422.41
5550 Utilities	$3,000.00	$878.58	29.29%	$225.20	$977.13
5560 Misc - Tags, Uniforms	$600.00				
Total Security	**$176,150.00**	**$53,155.40**	**30.18%**	**$12,724.17**	**$55,732.02**
Streets					
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
Total Streets	**$65,500.00**	**$25.42**	**0.04%**	**$0.00**	**$268.39**
Taxes					
5700 Property Taxes	$3,150.00		0.00%		
Total Taxes	**$3,150.00**	**$0.00**	**0.00%**	**$0.00**	**$0.00**
7009 Bank fees		$16.00			-$30.00
TOTAL EXPENSES	**$479,900.00**	**$194,358.69**	**40.50%**	**$71,889.54**	**$154,420.57**
Total Income	**$484,980.00**	**$417,326.15**		**$6,276.13**	**$411,645.80**
Expenses	$479,900.00	$194,358.69		$71,889.54	-$154,420.57
Income - Expenses	**$5,080.00**	**$222,967.46**		**-$65,613.41**	**$257,225.23**
From Reserves For:	**Contingency**				
Maintenance-Streets-Rv Covers					
EX-POA 2022-23 Budget by mo		4th of 12 Mo			
Approved 7/17/22					