

## **Meadowlakes POA Board Minutes**

**July 11, 2023 Meeting**

**6:00 PM at Totten Hall**

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

Pledge of Allegiance led by Steve Nash

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

Absent: N/A

Consent Items: The proposed minutes, including the financial report for June 13, 2023 were unanimously approved. Motion by Mike Shaw. Second by Steve Newton.

Citizen Comments: John Aaron, President of the Webworm Control Coop shared the summary resident participation rate (pay for spray) and the current tent caterpillar activity (see Old Business below)

### Board Director Reports:

- Financial: Dottie Stueckroth
  - See attached financials
- RV Storage: Steve Newton
  - The annual renewal process for storage spaces went well with six (6) spaces yet to be paid for
  - Steve widened a few spaces on the left as you enter the RV Storage Area to better accommodate the trailers/campers
  - Steve is working with Imagine Solutions and the City on the camera issues with the goal of better resolution and more consistent video footage
- Events and Celebrations: Kathy Nicholl
  - Kathy Nicholl gave an overview for the July 4<sup>th</sup> celebration. 48 residents participated in the parade and 27 volunteers assisted to make the celebration a success. Attached is the list of Parade Winners by category.
  - The next "New Resident Reception" will be held on August 1<sup>st</sup> at 5:30pm at the Hidden Falls Bistro.



- Kathy is working on viewing events for the two (2) solar eclipses coming up. One is the Annular Solar Eclipse and will be on October 14, 2023. The next one will be on April 8, 2024 and will be a Total Solar Eclipse
- On October 21<sup>st</sup>, there will be a family fun Halloween movie at Lakeside Park
- Parks, Roads and Maintenance: Mike Shaw
  - Mike is working on getting the power hooked to run the irrigation pump at Lakeside Park
  - The Pool Usage Recap for June shows that we had an average of 37 swimmers per day for a total of 948 swimmers. (131 children under 5 years old; 301 between the ages of 5-12 and 516 of those 13 and older in age).
- Security Gate: Don Wheeler
  - We're having an issue with residents taking their gate passes off from their old vehicles and applying them to their new vehicles.

#### Old Business:

- Board action was taken on the POA's participation with the Webworm Control Coop. Steve Nash made a motion for the POA Board to assist the Webworm Control Coop with the management of the resident participation. Mike Shaw second. There were 2 yeas and 5 nays. Motion failed.
- Further comments suggested that the POA Board consider contributing a lump sum at some point in the future

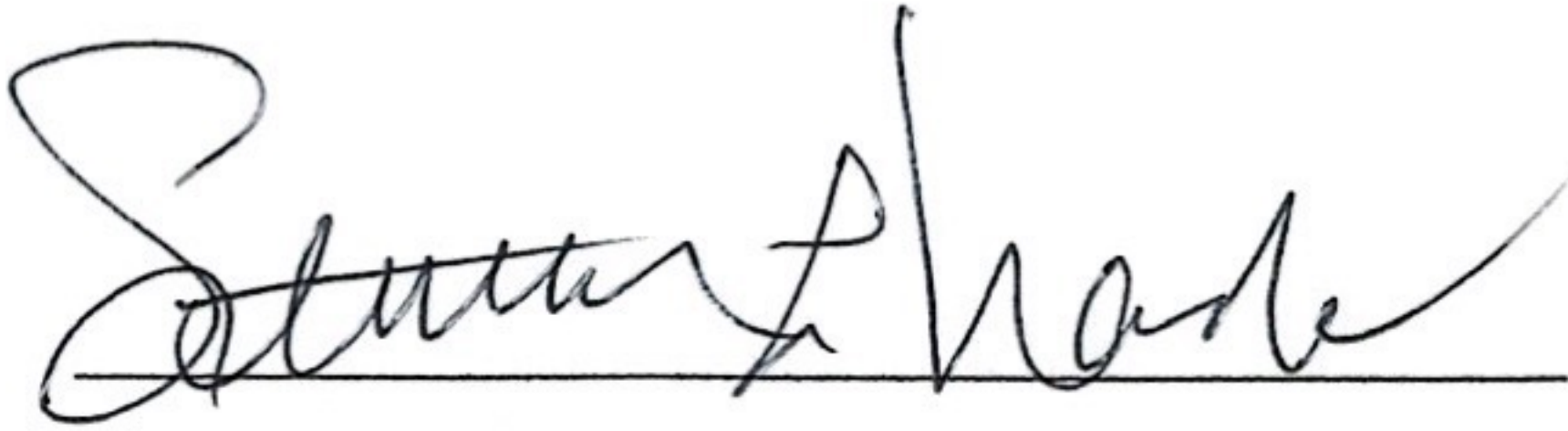
#### New Business:

- The Board discussed raising the Road Impact Fee for New Construction, Remodels that require a trash trailer/dumpster and the installation of Swimming Pools. A motion was made by Dottie and seconded by Don Wheeler to raise the rates for each of the three (3) to \$700 effective immediately. Unanimous. (See attached letter to the City of Meadowlakes)
- The Board discussed conveying the two (2) drainage flumes to the City of Meadowlakes. A motion was made by Don Wheeler and second by Steve Newton. Unanimous.

Motion to adjourn and go into Executive Session by Mike Shaw. Second by Steve Nash. Unanimous.



Executive Session: A few confidential resident items were discussed. After discussion, a motion was made to exit the executive session and go back into the regular meeting. A motion was made to adjourn.

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

**Steve Nash, President**

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

**Johnny Gillen, Secretary**

**Citizens in Attendance:**

Florence Schulman

Georgina Christy

John & Joan Mattison

Linda Fry

John Aaron

## Meadowlakes POA Monthly Report As of June 2023

	<u>Month</u>	<u>YTD</u>
Income	\$ 36,683	\$478,759
Expenses	\$ 117,364	\$498,772
Total Checking/Savings	\$ 284,641	

Income vs Expenses June < \$80,681 >

98.72% Budgeted Income Received	10 of 12 Mo
103.93% Budgeted Expenses Paid	10 of 12 Mo

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Dottie Stueckroth  
Treasurer  
7/12/23 Meeting



**POA 2022-23 BUDGET BY MONTH**

[Fiscal Year Sept - Aug]	2022-23	YTD JUNE 2023	%	JUNE	YTD 6/30/22
<b>INCOME</b>	<b>BUDGET</b>	<b>YTD</b>		<b>Month</b>	
4000 Association Fees	\$412,000.00	\$418,010.94	101.46%	\$2,435.00	\$409,327.24
4010 Lot Mowing Fee	\$7,700.00	\$5,550.00	72.08%		\$7,700.00
4020 Late Payment Penalty	\$9,000.00	\$11,321.45	125.79%	\$505.00	\$9,192.50
4021 Lien Filing Charge	\$400.00	\$32.00	8.00%		\$435.00
4050 RV Park Fees	\$33,000.00	\$26,360.00	79.88%	\$26,060.00	\$26,950.00
4055 Pool Income	\$8,500.00	\$8,150.99	95.89%	\$6,895.99	\$7,235.35
4060 Miscellaneous Income	\$7,000.00	\$4,913.00	70.19%	\$588.00	\$6,220.62
4080 Park Revenue	\$300.00	\$125.00	41.67%	\$25.00	\$150.00
4090 Road Impact Fees	\$2,000.00	\$1,750.00	87.50%		\$2,100.00
<b>4500 Interest Income</b>					
First United Checking	\$30.00	\$44.04	146.80%	\$4.43	\$18.59
First United MM	\$5,000.00	\$2,402.12	48.04%	\$169.91	\$2,173.10
Other	\$0.00	\$59.45	0.00%		\$0.00
4500 Return Check Charge	\$50.00	\$39.80	79.60%		
<b>TOTAL INCOME</b>	<b>\$484,980.00</b>	<b>\$478,758.79</b>	<b>98.72%</b>	<b>\$36,683.33</b>	<b>\$471,502.40</b>
<b>EXPENSES</b>					
<b>Maintenance / Repairs</b>					
5105 LS Park Maintenance	\$15,000.00	\$3,633.66	24.22%	\$1,939.97	\$3,650.63
5105-1 LS Retaining Wall		\$104,634.76		\$66.55	
5115 WD Park Maintenance	\$2,500.00	\$2,747.42	109.90%	\$153.54	\$2,394.54
5118 Veterans \$ 1st RSP Park	\$2,500.00	\$391.15	15.65%	\$77.30	\$7,427.06
5119 Firestone Park Maintenance	\$2,500.00	\$1,520.76	60.83%	\$238.37	\$2,931.58
5120 Supplies/Small Equipment	\$1,000.00		0.00%		
5122 Memorial Tree Program		\$1,398.00			\$1,017.28
5135 Fence Repair	\$25,000.00	\$11,350.00	45.40%	\$9,850.00	\$32,699.94
5140 Weed Control	\$1,000.00	\$1,025.99	102.60%		\$451.50
5150 Tree Spraying	\$600.00	\$1,145.75	190.96%		
5151 Tree Trimming	\$6,000.00	\$12,000.00	200.00%		\$3,915.98
5155 PWD Contract (MUD)	\$64,000.00	\$56,453.20	88.21%	\$5,645.32	\$56,287.96
<b>Total Grounds Maintenance</b>	<b>\$120,100.00</b>	<b>\$196,300.69</b>	<b>163.45%</b>	<b>\$17,971.05</b>	<b>\$110,776.47</b>
<b>Insurance</b>					
5200 Worker's Comp	\$3,100.00	\$2,886.00	93.10%		\$2,984.00
5210 Liability	\$8,000.00	\$7,627.00	95.34%		\$7,627.00
5225 D & O Liability	\$3,900.00	\$4,334.00	111.13%	\$4,334.00	\$3,775.00
<b>Total Insurance</b>	<b>\$15,000.00</b>	<b>\$14,847.00</b>	<b>98.98%</b>	<b>\$4,334.00</b>	<b>\$14,386.00</b>
<b>RV Storage Facilities</b>					
5320 Maintenance	\$1,500.00	\$216.37	14.42%	\$33.07	\$461.62
5340 Utilities	\$1,800.00	\$1,220.27	67.79%	\$119.81	\$2,579.31
5350 RV Covers	\$20,000.00	\$16,843.20	84.22%		\$45,345.00
<b>Total Storage Facilities</b>	<b>\$23,300.00</b>	<b>\$18,279.84</b>	<b>78.45%</b>	<b>\$152.88</b>	<b>\$48,385.93</b>
	<b>2022-23</b>	<b>YTD JUNE 2023</b>	<b>%</b>	<b>JUNE 2023</b>	<b>YTD 6/30/22</b>
<b>Operating</b>	<b>BUDGET</b>	<b>YTD</b>		<b>Month</b>	



## POA 2022-23 BUDGET BY MONTH

5400 Acct/Mgmt Services	\$40,000.00	\$35,505.10	88.76%	\$3,550.51	\$35,551.18
5405 Annual Meeting	\$1,000.00		0.00%		
5410 Audit	\$3,400.00	\$5,000.00	147.06%		\$3,250.00
5420-01 Welcome Committee	\$300.00		0.00%		\$437.00
5420-02 Picnic	\$8,000.00	\$6,891.48	86.14%	\$603.72	\$7,183.60
5420-03 Celebrations/July 4th	\$3,000.00	\$1,290.32	43.01%	\$1,105.00	\$1,470.00
5425 Legal / Filing	\$5,000.00	\$400.00	8.00%	\$340.00	\$390.00
5430 Pool Expense	\$12,000.00	\$6,378.69	53.16%	\$2,996.83	\$7,973.43
5440 Office Supplies	\$2,500.00	\$455.70	18.23%	\$91.68	\$1,479.38
5445 Other Operating Expense	\$1,500.00	\$299.00	19.93%		\$753.21
5450 Communications					
<b>Total Operating</b>	<b>\$76,700.00</b>	<b>\$56,220.29</b>	<b>73.30%</b>	<b>\$8,687.74</b>	<b>\$58,487.80</b>
<b>Security</b>					
5500 Wages	\$146,502.00	\$111,842.46	76.34%	\$10,189.60	\$113,511.33
5510 Payroll Taxes	\$16,718.00	\$9,390.19	56.17%	\$1,032.33	\$9,537.55
5515 Maintenance	\$4,100.00	\$3,140.79	76.60%	\$240.22	\$3,511.67
5530 Supplies / Small Eq	\$3,850.00	\$1,740.67	45.21%	\$163.50	\$2,383.31
5540 Telephone	\$1,380.00	\$1,214.07	87.98%	\$136.36	\$1,254.23
5550 Utilities	\$3,000.00	\$2,089.11	69.64%	\$221.67	\$2,375.90
5560 Misc - Tags, Uniforms	\$600.00				
<b>Total Security</b>	<b>\$176,150.00</b>	<b>\$129,417.29</b>	<b>73.47%</b>	<b>\$11,983.68</b>	<b>\$132,573.99</b>
<b>Streets</b>					
5600 Repair/Reseal/Maint.	\$50,000.00	\$80,681.27	161.36%	\$74,205.00	\$51,218.00
5605 Drainage	\$15,000.00		0.00%		\$93,667.33
5620 Signs	\$500.00	\$145.22	29.04%		\$92.50
<b>Total Streets</b>	<b>\$65,500.00</b>	<b>\$80,826.49</b>	<b>123.40%</b>	<b>\$74,205.00</b>	<b>\$144,977.83</b>
<b>Taxes</b>					
5700 Property Taxes	\$3,150.00	\$2,833.98	89.97%		\$3,081.82
<b>Total Taxes</b>	<b>\$3,150.00</b>	<b>\$2,833.98</b>	<b>89.97%</b>		<b>\$3,081.82</b>
<b>7009 Bank fees</b>		\$16.00		\$30.00	-\$30.00
<b>TOTAL EXPENSES</b>	<b>\$479,900.00</b>	<b>\$498,741.58</b>	<b>103.93%</b>	<b>\$117,364.35</b>	<b>\$512,639.84</b>
<b>Total Income</b>	<b>\$484,980.00</b>	<b>\$478,758.79</b>		<b>\$36,683.33</b>	<b>\$471,502.40</b>
<b>Expenses</b>	<b>\$479,900.00</b>	<b>\$498,741.58</b>		<b>\$117,364.35</b>	<b>-\$512,639.84</b>
<b>Income - Expenses</b>	<b>\$5,080.00</b>	<b>-\$19,982.79</b>		<b>-\$80,681.02</b>	<b>-\$41,137.44</b>
<b>From Reserves For:</b>	<b>Contingency</b>				
Maintenance-Streets-Rv Covers					
EX-POA 2022-23 Budget by mo		10th of 12 Mo			
Approved 7/17/22					



# Meadowlakes POA Board Meeting

## Sign-In Sheet

Meeting Date: July 11, 2023

<u>Print Name</u>	<u>Signature</u>	<u>Wish to Speak</u>
<u>FLORENCE SCHULMAN</u>	<u>Florence Schulman</u>	<u>                    </u>
<u>Georgina Christy</u>	<u>Georgina Christy</u>	<u>                    </u>
<u>John &amp; Tara Mettner</u>	<u>John Mettner</u>	<u>                    </u>
<u>LYNDA FRY</u>	<u>Lynda Fry</u>	<u>                    </u>
<u>John Aaron</u>	<u>John Aaron</u>	<u>          ✓          </u>
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