

**MINUTES
WORK SHOP AND EXECUTIVE MEETING
OF THE MEADOWLAKES PROPERTY OWNERS ASSOCIATION**

Workshop July 11, 2016

--

Executive Meeting July 12, 2016

Workshop:

The workshop meeting was convened at 9:00 AM on 11 June by President Joe Summers. Six members of the Board were present to establish a quorum. Those members present were Joe Summers, Gerry Mason, Len Fate, Dottie Stueckroth, Joy Marcou, and Jim Woods. Jerrial Wafer was absent. There were 12 residents/visitors in attendance, with 9 signed in.

The minutes from the June 13 workshop, the June 14 Executive Meeting, and the June 29 Budget Workshop were presented to the Board for review before approval in the next executive meeting.

Joe recognized the residents/visitors in attendance and offered the opportunity for those requesting to speak to do so. Joe recognized Mr. Kennedy, who stated his relationship as attorney for Jim and Gina York. Mr. Kennedy spoke of the Board decision to exchange an amount of POA property next to lot 198-112 for an equal amount of lot 198-12, which his client was in negotiations for purchase at that time, that abutted the residence on lot 198-11. He explained that his client believed the exchange was needed to avoid serious water control issues if a waterway was not provided between lots 198-11 and 198-12. He stated that his client had brought the proposed exchange in good faith to avoid the water problems and had relied on the Board's actions in finalizing the purchase of the property. He expressed his opinion that the exchange appeared a logical solution to the water problems, and that his client had relied on the Board's actions and considered those actions a verbal contract. He asked that the Board continue the Approval in Principle for exchange of the properties and allow Mr. York to present his building and drainage plans to the Building Committee and to the Planning and Zoning Commission to avoid foreseeable water intrusion into the residence on lots 198-11.

Joe then recognized Mr. Barnes. Mr. Barnes explained his relationship with the local Boy Scouts organizations, and asked that the Board consider permitting the Boy Scouts to harvest pecans from Association streets and properties later this year after pecans have fallen. The Scouts would collect the pecans and furnish them to local food pantries as food stocks for needy families. Discussion among Board members was that the cause was a worthy project, but that many residents enjoy harvesting the pecans that the Scouts would be collecting. Also, it was mentioned that Scout leaders would need to assure supervision during any approved period(s) and must sign a waiver of any Association responsibility for injury during the project.

Joe recognized Mr. Stephenson, the resident of lot 198-11, that was previously referred to by Mr. Kennedy. Mr. Clancy explained that over the many years his family has lived on lot 198-11, he had witnessed recurring "flood stages" of water crossing the rear of his lot from the golf course and the Association property directly behind and beside his residence. He had previously experienced storm water intrusion into his sunroom, but not into his residence. At present, his gutters drain part of the rear of his residence onto lot 198-12. He stated that if a residence was constructed on lot 198-12 and connected to his home rather than having a waterway between the residences it was inevitable that his home would be

the Board's honor its decision to approve construction of a waterway between lots 198-11 and 198-12.

Joe asked Ms. Upton if she wanted to present any additional information. She stated that Mr. Upton was not available for this morning's workshop, but would be present at the Executive Meeting on the 14th.

After citizen's comments, Joe started workshop discussions on the agenda items.

1. First issue was discussion if members of the Board desired to reconsider the exchange of Association property that was approved in principle in the May meeting and discussed in the June meetings and in today's workshop. Dottie asked if the Association's attorney has stated an opinion if the Board's approval could be rescinded. Joe stated that he would contact the attorney for a written opinion. Three members of the Board asked that the issue be placed on the agenda for the Executive Meeting on the 14th. The three members were Gerry, Dottie, and Len. Joe stated the issue would be on the agenda.
2. Joe reviewed the progress on the Personal Recognition Brick Program and related that the second order of bricks would be placed about the 20th of July. Approximated thirty additional bricks would be ordered, along with replacement bricks for those with errors. He read a letter that from a resident applauding the memorial and the brick program. The letter is attached as part of these minutes.
3. Joe reiterated the Boy Scouts request to harvest pecans from the Associations streets and other properties to benefit local food pantries, as was presented during citizen's comments by Mr. Barnes.
4. Jim raised the issue that some visitors had mentioned that the Board frequently did not strictly follow Roberts Rules of Order. He mentioned that the Association Bylaws specify that the Board will follow these Rules, where applicable. Specifically, the Board has allowed discussion of issues prior to any motion being made. Roberts Rules of Order state that a motion should be made and debate should follow the motion. Additionally, the Board allows discussion following comments by citizens, rather than awaiting a motion. Also, members are allowed to speak multiple times during discussion although the Rules provide that a member should be allowed to speak no more that twice during debate. Jim stated that if the Board desires to strictly abide by Roberts Rules of Order, the Board should consider a parliamentary position and training for all members in Roberts Rules of Order. He asked the Board members' opinions. Joe stated that he felt that the Board's current practices supported communications with the community and that too formal of proceedings would be detrimental. Board members consistently commented that they like the current practices of the Board in conduction meetings and that too structured of meetings would be bad. Jim offered that a middle ground would be for the Board to purchase copies of Roberts Rules of Order for the members.
5. Joe stated that the Board has been requested to financially support an outdoor family movie later this fall. The costs of the movie would be for a vendor to provide the movie, screen, and audio near the Meadowlakes restaurant and clubhouse. Discussion focused on the changing demographics of Meadowlakes and that

6. Joe mentioned that one of the issues in the City's study of needs within the community was for a toilet facility at Dollar Park. Gerry related that prior discussions have been for either a permanent facility or for a temporary port-o-let to gauge sanitation of the facility, neighbors reactions to the facility, and who would use the facility most – children at the park, or lawncare, postal, and commercial delivery people. The Board's discussion was primarily on the potential sanitation issues cleanliness and cost of both a temporary and a permanent facility.
7. Joe reported that Camp Agape had requested that the Association open its gates for Camp Agape walkers during their annual Children's Run near the end of August. Len mentioned that the Association has supported the Children's Run in prior years and the procedures were in place for the support.

Following the business matters, Joe outlined the results of his meeting on 7 July with the Mayor and City Administrator.

- The City and Association had received a complaint that the flag at the security gate was not lowered to half mast at appropriate times. The current procedure is for the City offices to call the guard gate when notices are received to lower the flag. However, notices may be received when offices are closed are when no official is available to notify the gate. New procedures will be developed to better inform the gate.
- A new electronic sign is being installed at the security gate on the exit side to communicate public notices to residents. The City is working to establish best rotation of messages and best color for messages. The sign will no longer post obituaries, but they will be a place in the city newsletter for obituaries. It was suggested that the Association sign at the exit gate may be an alternative for families wanting to inform residents of obituaries. Gerry said that he will explore the options of using the sign.
- The supply of Meadowlakes flags has been exhausted. They were last procured about a decade ago. The City manager and his staff have put together a logo that can be used to have new flags printed. They are exploring sources for supply of new flags.
- Two vacancies of members of the Association Board will occur with the upcoming Association Annual Meeting. The vacancies are for the member positions held by Joe Summers and Len Fate who will complete their 3 years terms this Fall. A nominating committee will submit names of Association members who would like to be considered as members of the Board. Joe and Len stated they plan to submit their names for re-election. The names of members desiring consideration will be posted by 29 July 2016.

Joy handed out budget performance summary sheets and cashflow forecasts for the Board. She mentioned that she and Len had gotten together after the June Budget Workshop to place the Security Gate estimates into the budget. At this time, she would plan on the Board voting on the budget at the Executive Meeting on 9 August 2016.

Director's reports followed the financial report.

- Dottie said that all is going well in RV storage. She had received complaints that the spaces were too narrow, but the physical restraints of the storage area do not support creating larger spaces.
- Len reported that he had hired to a full crew, and the staff was very cooperative.

- Gerry reported that the 4th of July party at the Lakeside Park was very busy, and that complaints have been received that the lighting in that park is not working properly. He is working with the City to replace the lighting or to lower the fixture so it can be serviced more easily. Also, the community is continuing to experience problems with deer intruding through, under and over the perimeter fences. Critical repairs have been made to the northwest fence line, but more is needed.

Following the Directors' reports, Joe asked if there were any additional citizens comments before adjournment. Hearing none he asked for a motion to adjourn. Gerry made the motion to adjourn and Len seconded. It passed unanimously. The meeting was adjourned at 11.10AM.

Executive Meeting:

The Executive meeting was convened at 7:00 PM on 12 July by President Joe Summers. All members were present to establish a quorum. Attending were Joe Summers, Len Fate, Dottie Stueckroth, Joy Marcou, Jerrial Wafer, Gerry Mason and James Woods. Len led the meeting in prayer, and Dottie led the pledge of allegiance. There were 18 residents/visitors in attendance, with 15 signing in.

Joe asked if there were any discussion on the June minutes. Hearing none, he asked for a motion to approve the minutes of the workshop and executive meeting. Len made a motion to approve the minutes, and Gerry seconded. The minutes were approved unanimously. Joe asked for a motion to approve the minutes from the Budget Workshop meeting. Joy made a motion to approve the minutes, and Dottie seconded. The minutes were approved unanimously.

Joy reported that budget performance was on track for breakeven during the current budget year. Revenues and incomes are at 101% of plan, and budget execution is good. She mentioned that the City has alerted to Association that they will not be able to use the money offered to them for construction of a canopy at the pool, and they will return the funding authority. She mentioned the contract for engineering study of storm water control. The contract will be completed in three phases and the costs will be expensed in the year of performance and billing. She also mentioned that negotiations on the City contract needs to be completed to be included in the budget. Len mentioned that the ongoing construction of new homes should lower the vacant lot mowing bills in the approaching and following years, so maybe some savings can accrue.

Directors' Reports.

Dottie reported that all spaces are full and there are wait lists are typical for both covered and uncovered storage. She mentioned that the recent damage to the asphalt by large trucks appears to be healing itself and is better. Len commented that the asphalt work in the RV storage makes the storage look better and storm water flow better without pooling under the covered parking..

Len reported that he is very satisfied with both the staffing level he has attained and the quality of people that he has. He explained the salary changes that he has made and those

and complimented by many participants. He then asked Sherri Staley to report on the welcome committee. Sherri provided a summary of the number of contacts the committee has made in recent months and outlined the welcoming approach used by the committee. She said they have a difficult time obtaining a complete list of new residents, and asked if the Board could assist by furnishing car-licensing information by address. Len said that he will try to work the new requirement with existing workload at the security gate.

Gerry reported that a port-o-let has been located at Dollar Park as discussed in prior meetings. The port-o-let is located near the bridge and under tree cover for both comfort of those using the facility and for blending the port-o-let in with the surroundings. Also, he said that is reviewing what changes would need to be made to the Association sign at the exit side of the security gate for posting Association member notices as obituaries.

Old Business.

1. Exchange of POA and Deeded Property on Fairway. Joe recognized Mr. Upton, property owner of lot 198-13, and asked if he had comments. Mr. Upton read a prepared statement questioning the Board's authority to exchange POA property, and stated that he disagreed with the decision that effectively gave Mr. York, the owner of lot 198-12, a gift of 10 feet length of POA property. He stated the decision adversely affects his property in value and potentially in water control. He asked that the Board rescind it's decision and the exchange of property. Joe responded that the Articles of Incorporation specifically authorize the Board to manage POA property, including sale and exchange of property, for the good of the community. There is strong precedent for the Board's authority. Jerrial stated that the CCRs outrank the Articles of Incorporation and the CCRs do not give the Board authority for the exchange. Joy explained that the order of precedence for our Association's governing was first the Articles of Incorporation, followed by the CCRs, and the Bylaws. Mr. York requested to speak and Joe recognized Mr. York. Mr. York stated that he never thought that the issue to assure that storm water was directed between lots 198-11 and 198-12 would be so controversial. He related the water control issue that had been previously discussed and summarized the statement by Mr. Stephenson, the owner of lot 198-11, in the workshop that a structure on lot 198-12 attached to his as platted would cause flooding in his residence. Dottie asked if the Association attorney had expressed an opinion on whether the Board could reconsider the motion to approve the exchange in principle. Joe said that he had contacted the attorney and she said that the Board could rescind the motion to approve if no written contractual action had been taken on the approval. Gerry asked if a motion could be made to rescind the approval. Joe said that such a motion could be made. Gerry made a motion to rescind the motion of May 2016 approving in principle the exchange of POA property on Fairway with Mr. York. Len seconded the motion. The motion to rescind was approved by a vote of 4 to 3. Those voting for the rescission were Gerry Mason, Len Fate, Dottie Stueckroth, and Jerrial Wafer. Those voting against rescission were Joe Summers, James Woods and Joy Marcou.
2. The next old business was the Personal Recognition Brick Program. Joe summarized the numbers of bricks currently in place and those ready for order. Joe recognized Ms. Christy in the audience for a question. Ms. Christy said that she disagreed with the inclusion of bricks that only generally express gratitude for military service and do not meet the requirement of other bricks to identify name,

complaints have been received because rank, awards, and medals were not included. He said that the intent of the memorial is to honor military service, and he asked the Board if any member had objection to the brick in question. The Board members did not express objection to the brick thanking military members for their service without naming any specific individual.

3. Joe discussed a request to financially support a family outdoor movie later this Fall. He recognized Ms. Reeves in the audience to explain the request. She said that the proposal was for a family movie that could be shown outside near the Meadowlakes clubhouse. She had talked to several vendors that could provide the movie, the screen, and the audio and that costs would be about \$550. She had talked to the manager of the clubhouse restaurant, and he had agreed to have restaurant service of drinks and snacks available for that evening. She felt the event would be very well received among families with children and those other families wanting an outside entertainment event. Gerry made a motion that the Board financially support a one-time event as Ms. Reeves discussed. Joy seconded the motion. The motion passed unanimously.
4. Joe mentioned that the Board has been requested to provide restroom facilities at Dollar Childrens' Park. The long-range planning committee had recommended the facilities and the cost of a permanent unisex facility is estimated to be about \$14,500 to build to City requirements. However, discussion has been to temporarily place a port-o-let at the park to meet interim requirements and to test the sanitation, maintenance, and usage of the facility. Gerry mentioned that a port-o-let was now in place at the park and it is positioned such that it is not obtrusive to neighbors. Ms. Reeves asked that the Board authorize her to further research the requirements for a permanent facility and the design and cost of a structure. Joe thanked Ms. Reeves for offering her assistance to the Board and asked her to bring her findings to the Board when available.

New Business.

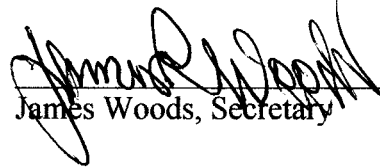
1. Joe related the request from local Boy Scouts to harvest pecans this Fall from Association properties. The pecans are to be furnished to local food pantries for food stock for needy families. There was discussion that the scouts would need to be under adult supervision, restrain from harvesting from private property, and provide a waiver of liability to the Association. Dottie, motioned that the request be approved subject to the waiver of liability and supervision. Gerry seconded the motion. The motion passed unanimously.
2. Joe said that Camp Agape which provided services to bereaved children, has requested that the Association open its gates to participants in the Camp Agape Children's Walk in late August. Len related that the Board has supported the Run in prior years and recommended the Board's support. Len motioned to approve the request, and Jerrial seconded. The motion passed unanimously.
3. Jim raised the issue of following Robert's Rules of Order as required by the Association Bylaws. Several comments have been made that the Board does not strictly follow the Rules of Order. He mentioned several issues as discussion/debate before a motion is made as workshops; permitting Board members and visitors to speak outside of rules, and not requiring motions for certain actions as adjournment. Board members expressed their feelings that strictly following all rules would unnecessarily reduce Board and Board/visitor communication. The

At the conclusion of new business, Joe asked if the audience had any further comments. Joe recognized Ms. Christy from the audience, and she asked if the agenda could be placed on the Association website. The Association is in process of rehosting its website, and a procedure will be included to publish the agenda of the Executive Meetings in the website at that time. Jim commented that the agenda could be included in the City newsletter if the workshops occurred earlier to permit a final agenda on the Wednesday prior to the Executive meeting. The Board agreed to having workshops on the Monday before the preceding Wednesday. Thus, the next workshop would be 1 August, with the final agenda for the executive meeting included in the 3 August newsletter.

Ms. Christy also mentioned that there is no Architectural Control Committee as required by the Bylaws. Joe mentioned that the creation of the City Building Committee had enforcement of building restrictions. Ms. Christy suggested that the Bylaws can be amended more easily than the CCRs and should be reviewed for update.

Joe asked if there were any other comments from the audience. Hearing none, he asked for a motion to adjourn. Dottie made the motion to adjourn, and Joy seconded the motion. The motion passed unanimously. Joe announced that the next Executive meeting would be at 7:00 PM on August 8. The meeting was adjourned at 8:55 PM.


Joe Summers, President


James Woods, Secretary

in:sent

Move to inbox

Gmail

1 of 1 (0.5%)

(no subject)

Inbox

Less

Starred

Important



Opal



Leigh Ann Lewis

Invitation sent

Opal Seals <oseals26@gmail.com>

to City

July 2, 2016



Dear POA Members:

I just today, took time to stop in the Memorial Garden to our Veterans so see what all of you have done! I am so impressed with what I saw. I just wish it could be seen on NATIONAL TELEVISION for all to see what a little city of Meadowlakes can do!

I was so proud to see so many names of families who had many who served together, or at one time, then again when needed in the next conflict! It is something that should be told "far and wide" over this great NATION of ours!

I am thrilled to have my late husband, Maston B. Seals, included and will have my two children, my one Grandson, and 3 Great Grandchildren here to show them what their Father and Grandfather did when he was a young man, back in the 1940's to preserve our way of life and make it even better.

Let me know when the "Tiles" will be dedicated so I may invite all my family to attend!

copy to Joe Summers, President of POA



[Click here to Reply or Forward](#)