

Meadowlakes POA Board Minutes

June 13, 2023 Meeting

6:00 PM at Totten Hall

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

Pledge of Allegiance led by Mike Shaw

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

Absent: Steve Nash

Consent Items: The proposed minutes for May 9, 2023 were unanimously approved. Motion by Steve Newton. Second by Don Wheeler.

Consent Items: The financial report for May 9, 2023 was unanimously approved. Motion by Kathy Nicholl. Second by Don Wheeler.

Citizen Comments: John Aaron, President of the Webworm Control Coop, summarized his ideas for potentially transitioning the responsibility of webworm control from the Coop to the POA (See New Business below)

Board Director Reports:

- Financial: See attached financials
 - Dottie Stueckroth informed the Board that it is time to submit budgets for the upcoming fiscal year. She proposed that a budget workshop to be planned for July
- RV Storage:
 - Steve Newton briefly explained the stolen trailer incident which occurred the week of June 4. In summary, a scammer set up the sale to an unsuspecting buyer. The trailer has been recovered by the owner. A police investigation is underway
 - Steve is going to modify the RV Storage rental agreement to include a section that owners of RV's, trailers, etc. are to lock the doors and install hitch locks as a way to stop any future theft from happening
 - The annual renewal process for storage spaces is on schedule and going well
- Events and Celebrations:
 - Kathy Nicholl gave an overview for the Memorial Day celebration. 188 residents attended plus 6 Honor Guards and speaker Joe Don Dockery. Very successful event as a celebration and for building community

- The “New Resident Reception” was attended by 15 new residents (10 households). Others who attended were, Mayor Mark Bentley, Councilwoman Roxanne Morgan, 5 POA Board Members and a few longtime residents
 - Kathy has put together a “New Resident” packet that includes a lot of good local community information
 - The 4th of July celebration is being planned
- Parks, Roads and Maintenance:
 - Mike Shaw shared that most of the work that was scheduled for the fiscal year has been completed
 - The Pool Recap for May 27-31 shows that we had an average of 41 swimmers per day (41 children under 5 years old; 64 between the ages of 5-12 and 99 of those 13 and older in age). To date, mornings are slow and the afternoons are very active
- Security Gate
 - Don Wheeler is working with the guards on ways to help reduce solicitors coming into Meadowlakes and roaming the streets.
 - Some suppliers who start work early, try to enter Meadowlakes before 7:00am
 - We’ve had kids come through the gate in golf carts at night. Don and the guards are doing their best to get this under control

Old Business:

New Business:

- The board discussed the current communications and guidance by our attorney as we review the Webworm Control Cooperative request for management assistance by the POA Board. Mike Shaw made a motion to table the conversation for now and contact our attorney for more advise. Unanimous.

Executive Session: None

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

A handwritten signature in black ink, reading "Steve Nash", written over a horizontal line.

Steve Nash, President

A handwritten signature in black ink, reading "Johnny Gillen", written over a horizontal line.

Johnny Gillen, Secretary

Citizens in Attendance:

Judy Gibbs

John Aaron

John & Joan Mattison

Linda Fry

Florence Schulman

Roxanne Morgan

Georgina Christy

**Meadowlakes POA Monthly Report
As of May 2023**

	<u>Month</u>	<u>YTD</u>
Income	\$ 4879	\$442,075
Expenses	\$ 45,934	\$381,380
Total Checking/Savings	\$ 369,708	

Income vs Expenses May < \$41,055 >

91.15% Budgeted Income Received	9 of 12 Mo
79.47% Budgeted Expenses Paid	9 of 12 Mo

Dottie Stueckroth
Treasurer
6/13/23 Meeting

POA 2022-23 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2022-23	YTD MAY 2023	%	MAY 2023	YTD 5/31/22
INCOME	BUDGET	YTD		Month	
4000 Association Fees	\$412,000.00	\$415,575.94	100.87%	\$944.75	\$405,217.24
4010 Lot Mowing Fee	\$7,700.00	\$5,550.00	72.08%		\$7,700.00
4020 Late Payment Penalty	\$9,000.00	\$10,816.45	120.18%	\$315.00	\$7,762.50
4021 Lien Filing Charge	\$400.00	\$32.00	8.00%		\$275.00
4050 RV Park Fees	\$33,000.00	\$300.00	0.91%		\$480.00
4055 Pool Income	\$8,500.00	\$1,255.00	14.76%	\$1,574.25	\$1,778.85
4060 Miscellaneous Income	\$7,000.00	\$4,325.00	61.79%	\$1,770.00	\$5,635.62
4080 Park Revenue	\$300.00	\$100.00	33.33%	\$75.00	\$125.00
4090 Road Impact Fees	\$2,000.00	\$1,750.00	87.50%		\$2,100.00
4500 Interest Income					
First United Checking	\$30.00	\$39.61	132.03%	\$3.71	\$14.58
First United MM	\$5,000.00	\$2,232.21	44.64%	\$196.24	\$2,054.37
Other	\$0.00	\$59.45	0.00%		\$0.00
4500 Return Check Charge	\$50.00	\$39.80	79.60%		
TOTAL INCOME	\$484,980.00	\$442,075.46	91.15%	\$4,878.95	\$433,143.16
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$15,000.00	\$1,693.69	11.29%	\$38.25	\$2,203.03
5105-1 LS Retaining Wall		\$104,568.21		\$1,968.21	
5115 WD Park Maintenance	\$2,500.00	\$2,593.88	103.76%		\$1,775.47
5118 Veterans \$ 1st RSP Park	\$2,500.00	\$313.85	12.55%		\$7,228.05
5119 Firestone Park Maintenance	\$2,500.00	\$1,282.39	51.30%	\$286.80	\$2,894.93
5120 Supplies/Small Equipment	\$1,000.00		0.00%		
5122 Memorial Tree Program		\$1,398.00		\$103.00	\$1,017.28
5135 Fence Repair	\$25,000.00	\$1,500.00	6.00%		\$32,699.94
5140 Weed Control	\$1,000.00	\$1,025.99	102.60%	\$108.23	\$451.50
5150 Tree Spraying	\$600.00	\$1,145.75	190.96%		
5151 Tree Trimming	\$6,000.00	\$12,000.00	200.00%	\$12,000.00	\$3,915.98
5155 PWD Contract (MUD)	\$64,000.00	\$50,807.88	79.39%	\$5,645.32	\$50,642.64
Total Grounds Maintenance	\$120,100.00	\$178,329.64	148.48%	\$20,149.81	\$102,828.82
Insurance					
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		0.00%		
Total Insurance	\$15,000.00	\$10,513.00	70.09%	\$0.00	\$10,611.00
RV Storage Facilities					
5320 Maintenance	\$1,500.00	\$183.30	12.22%	\$74.22	\$461.62
5340 Utilities	\$1,800.00	\$1,100.46	61.14%	\$120.19	\$2,579.31
5350 RV Covers	\$20,000.00	\$16,843.20	84.22%		\$45,345.00
Total Storage Facilities	\$23,300.00	\$18,126.96	77.80%	\$194.41	\$48,385.93
	2022-23	YTD MAY 2023	%	MAY 2023	YTD 5/31/22
Operating	BUDGET	YTD		Month	

POA 2022-23 BUDGET BY MONTH

5400 Acct/Mgmt Services	\$40,000.00	\$31,954.59	79.89%	\$3,550.51	\$32,000.67
5405 Annual Meeting	\$1,000.00		0.00%		
5410 Audit	\$3,400.00	\$5,000.00	147.06%	\$5,000.00	
5420-01 Welcome Committee	\$300.00	\$185.32	61.77%		\$437.00
5420-02 Picnic	\$8,000.00	\$6,287.76	78.60%	\$4,552.21	\$6,875.60
5420-03 Celebrations/July 4th	\$3,000.00		0.00%		
5425 Legal / Filing	\$5,000.00	\$60.00	1.20%		\$364.00
5430 Pool Expense	\$12,000.00	\$3,381.86	28.18%	\$897.24	\$3,900.89
5440 Office Supplies	\$2,500.00	\$336.74	13.47%	\$266.92	\$1,191.57
5445 Other Operating Expense	\$1,500.00	\$299.00	19.93%		\$753.21
5450 Communications					
Total Operating	\$76,700.00	\$47,505.27	61.94%	\$14,266.88	\$45,522.94
Security					
5500 Wages	\$146,502.00	\$101,652.86	69.39%	\$9,745.60	\$103,832.48
5510 Payroll Taxes	\$16,718.00	\$8,357.86	49.99%	\$782.52	\$8,526.99
5515 Maintenance	\$4,100.00	\$2,900.57	70.75%		\$3,030.21
5530 Supplies / Small Eq	\$3,850.00	\$1,577.17	40.97%	\$541.50	\$2,105.65
5540 Telephone	\$1,380.00	\$1,077.71	78.09%	\$148.85	\$1,101.05
5550 Utilities	\$3,000.00	\$1,867.44	62.25%	\$104.35	\$2,142.88
5560 Misc - Tags, Uniforms	\$600.00				
Total Security	\$176,150.00	\$117,433.61	66.67%	\$11,322.82	\$120,739.26
Streets					
5600 Repair/Reseal/Maint.	\$50,000.00	\$6,476.27	12.95%		\$48,959.91
5605 Drainage	\$15,000.00		0.00%		\$91,467.33
5620 Signs	\$500.00	\$145.22	29.04%		\$92.50
Total Streets	\$65,500.00	\$6,621.49	10.11%	\$0.00	\$140,519.74
Taxes					
5700 Property Taxes	\$3,150.00	\$2,833.98	89.97%		\$3,081.82
Total Taxes	\$3,150.00	\$2,833.98	89.97%		\$3,081.82
7009 Bank fees		\$16.00			-\$30.00
TOTAL EXPENSES	\$479,900.00	\$381,379.95	79.47%	\$45,933.92	\$471,659.51
Total Income	\$484,980.00	\$442,075.46		\$4,878.95	\$433,143.16
Expenses	\$479,900.00	\$381,379.95		\$45,933.92	-\$471,659.51
Income - Expenses	\$5,080.00	\$60,695.51		-\$41,054.97	-\$38,516.35
From Reserves For:	Contingency				
Maintenance-Streets-Rv Covers					
EX-POA 2022-23 Budget by mo		9th of 12 Mo			
Approved 7/17/22					

Meadowlakes POA Board Meeting

Sign-In Sheet

Meeting Date: June 13, 2023

<u>Print Name</u>	<u>Signature</u>	<u>Wish to Speak</u>
Judy Gibbs	Judy Gibbs	
JOHN AARON	John Aaron	Yes Part of web
Jordan Mattinson	Jordan Mattinson	
Jordan Mattinson	Jordan Mattinson	
LYNDA FRY	Lynda Fry	
Lynda Fry	Lynda Fry	
FLORENCE SCHULMAN	Florence Schulman	
Groxanne Morgan	Groxanne Morgan	N
Georgina M. Christy	Georgina M. Christy	
	Christine Forsyth	