

## **Meadowlakes POA Board Minutes**

**March 14, 2023 Meeting**

**6pm at Totten Hall**

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

Pledge of Allegiance led by Don Wheeler

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

Absent: Steve Newton

Consent Items: The proposed minutes for February 14, 2023 were unanimously approved. (Motion by Kathy Nicholl; Second by Don Wheeler)

Citizen Comments: John Aaron (President of the Webworm Control Cooperative) gave an overview on the webworm spraying and tracking program. It has been difficult to get the participation needed to pay for spraying 100% of the pecan trees which is necessary to keep them healthy. John will come to the April 11, 2023 POA Board meeting with a more detailed overview of the program as well as proposals to consider on ways to successfully manage the program in the future.

### Board Director Reports:

- Financial: See attached financials
  - Armstrong Vaughan and Associates has been hired to audit the POA financials at a cost of \$5000
- RV Storage: Due to Steve Newton's absence, he provided Steve Nash and Johnny Gillen with an update on the RV Storage Area. The City has installed 3 new cameras to record the activity in the RV Storage area 24/7.
- Events and Celebrations: Kathy Nicholl is actively working with Suppliers and Volunteers for Easter (Easter Egg Hunt, Golf Cart Parade), Memorial Day (BBQ) and the July 4<sup>th</sup> festivities.
- Parks, Roads and Maintenance:
  - Mike Shaw has received two (2) quotes for street asphalt repair throughout the city and is waiting on one (1) more. The current quotes range from \$72,720 to \$84,808.
  - The Lakeside Park retaining wall and fence is complete. The final electric pump hookup for irrigation is on the schedule as well as is the spreading of grass seed.

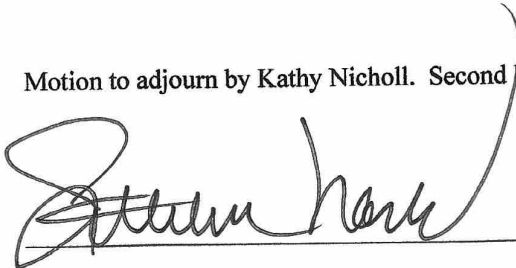
- The new replacement speed bumps for Preston Trail have been ordered at a cost of \$2614.44. The current lead time is approximately two (2) weeks. Mike is getting more requests for speed bumps in other areas throughout the city. We need to brainstorm ways to get the traffic to slow down on several streets in our community.
  - Mike found a contractor to repair the fence behind 287 Meadowlakes Dr. The cost will be \$1500.
  - The pecan trees at Dollar Park were sprayed for webworms last week.
  - Preparations for the coming swim season will be underway this month.
  - Mike received a Memorial Program request from a family to place a bench at Lakeside Park.
  - Mike recently replaced the flag at Veterans Park and ordered a spare.
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- Security Gate: No new news to report. The issue brought up by a citizen at the meeting last month seems to have been satisfied by further discussions between Don Wheeler and the individual.

Old Business: None

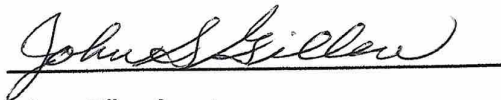
New Business: None

Executive Session: None

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

A large, stylized handwritten signature in black ink, appearing to read "Steve Nash", written over a horizontal line.

**Steve Nash, President**

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

**Johnny Gillen, Secretary**

**Citizens in Attendance:**

Christine Forsyth

Florence Schulman

Joan & John Mattinson

John Aaron



## Meadowlakes POA Monthly Report As of February 2023

	<u>Month</u>	<u>YTD</u>
Income	\$ 5285	\$431,206
Expenses	\$ 25,416	\$254,636
Total Checking/Savings	\$ 484,383	

Income vs Expenses February < \$20,131 >

88.91% Budgeted Income Received	6 of 12 Mo
53.06% Budgeted Expenses Paid	6 of 12 Mo

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Dottie Stueckeroth  
Treasurer  
3/14/2023 Meeting

**POA 2022-23 BUDGET BY MONTH**

[Fiscal Year Sept - Aug]	2022-23	YTD FEB 2023	%	FEB 2023	YTD 2022
<b>INCOME</b>	<b>BUDGET</b>	<b>YTD</b>		<b>Month</b>	
4000 Association Fees	\$412,000.00	\$411,350.44	99.84%	\$3,415.00	\$401,723.91
4010 Lot Mowing Fee	\$7,700.00	\$5,550.00	72.08%	\$450.00	\$7,700.00
4020 Late Payment Penalty	\$9,000.00	\$9,706.45	107.85%	\$695.00	\$5,982.50
4021 Lien Filing Charge	\$400.00	\$32.00	8.00%		\$115.00
4050 RV Park Fees	\$33,000.00	\$300.00	0.91%		\$340.00
4055 Pool Income	\$8,500.00	-\$319.25	-3.76%		\$202.00
4060 Miscellaneous Income	\$7,000.00	\$1,430.00	20.43%	\$140.00	\$2,270.00
4080 Park Revenue	\$300.00	\$25.00	8.33%		\$75.00
4090 Road Impact Fees	\$2,000.00	\$1,400.00	70.00%	\$350.00	\$2,100.00
<b>4500 Interest Income</b>					
First United Checking	\$30.00	\$29.13	97.10%	\$1.91	\$10.33
First United MM	\$5,000.00	\$1,602.57	32.05%	\$233.05	\$1,733.75
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>\$431,205.59</b>	<b>88.91%</b>	<b>\$5,284.96</b>	<b>\$422,252.49</b>
<b>EXPENSES</b>					
<b>Maintenance / Repairs</b>					
5105 LS Park Maintenance	\$15,000.00	\$1,183.93	7.89%	\$122.40	\$1,839.19
5105-1 LS Retaining Wall		\$78,600.00			
5115 WD Park Maintenance	\$2,500.00	\$2,197.73	87.91%		\$1,264.06
5118 Veterans \$ 1st RSP Park	\$2,500.00	\$213.90	8.56%		\$6,983.25
5119 Firestone Park Maintenance	\$2,500.00	\$590.68	23.63%		\$1,831.99
5120 Supplies/Small Equipment	\$1,000.00		0.00%		
5122 Memorial Tree Program		\$675.00			
5135 Fence Repair	\$25,000.00		0.00%		\$32,699.94
5140 Weed Control	\$1,000.00	\$142.96	14.30%		\$312.52
5150 Tree Spraying	\$600.00	\$208.20	34.70%	\$20.70	
5151 Tree Trimming	\$6,000.00		0.00%		\$3,915.98
5155 PWD Contract (MUD)	\$64,000.00	\$33,871.92	52.92%	\$5,645.32	\$33,706.68
<b>Total Grounds Maintenance</b>	<b>\$120,100.00</b>	<b>\$117,684.32</b>	<b>97.99%</b>	<b>\$5,788.42</b>	<b>\$82,553.61</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	\$90.71	6.05%	\$16.01	\$338.31
5340 Utilities	\$1,800.00	\$735.68	40.87%	\$123.87	\$493.56
5350 RV Covers	\$20,000.00	\$16,843.20	84.22%		\$15,000.00
<b>Total Storage Facilities</b>	<b>\$23,300.00</b>	<b>\$17,669.59</b>	<b>75.84%</b>	<b>\$139.88</b>	<b>\$15,831.87</b>
	<b>2022-23</b>	<b>YTD FEB 2023</b>	<b>%</b>	<b>FEB 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	\$21,303.06	53.26%	\$3,550.51	\$21,349.14
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%		
5420-02 Picnic	\$8,000.00	\$735.55	9.19%	\$399.93	\$212.00
5420-03 Celebrations/July 4th	\$3,000.00		0.00%		\$296.66
5425 Legal / Filing	\$5,000.00	\$60.00	1.20%	\$34.00	\$286.00
5430 Pool Expense	\$12,000.00	\$1,483.36	12.36%		\$3,252.49
5440 Office Supplies	\$2,500.00	\$49.29	1.97%	-\$64.69	\$681.51
5445 Other Operating Expense	\$1,500.00	\$299.00	19.93%		\$893.11
5450 Communications					
<b>Total Operating</b>	<b>\$76,700.00</b>	<b>\$24,115.58</b>	<b>31.44%</b>	<b>\$3,919.75</b>	<b>\$26,970.91</b>
<b>Security</b>					
5500 Wages	\$146,502.00	\$66,985.96	45.72%	\$9,988.40	\$69,508.08
5510 Payroll Taxes	\$16,718.00	\$5,477.30	32.76%	\$838.41	\$5,653.46
5515 Maintenance	\$4,100.00	\$2,522.09	61.51%		\$2,043.80
5530 Supplies / Small Eq	\$3,850.00	\$876.48	22.77%	\$378.00	\$1,220.64
5540 Telephone	\$1,380.00	\$661.22	47.91%	\$117.69	\$831.71
5550 Utilities	\$3,000.00	\$1,340.34	44.68%	\$247.79	\$1,384.53
5560 Misc - Tags, Uniforms	\$600.00				
<b>Total Security</b>	<b>\$176,150.00</b>	<b>\$77,863.39</b>	<b>44.20%</b>	<b>\$11,570.29</b>	<b>\$80,642.22</b>
<b>Streets</b>					
5600 Repair/Reseal/Maint.	\$50,000.00	\$3,998.00	8.00%	\$3,998.00	\$48,959.91
5605 Drainage	\$15,000.00		0.00%		\$91,467.33
5620 Signs	\$500.00	\$25.42	5.08%		\$92.50
<b>Total Streets</b>	<b>\$65,500.00</b>	<b>\$4,023.42</b>	<b>6.14%</b>	<b>\$3,998.00</b>	<b>\$140,519.74</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>
7009 Bank fees		\$16.00			-\$14.00
<b>TOTAL EXPENSES</b>	<b>\$479,900.00</b>	<b>\$254,636.28</b>	<b>53.06%</b>	<b>\$25,416.34</b>	<b>\$359,980.17</b>
<b>Total Income</b>	<b>\$484,980.00</b>	<b>\$431,205.59</b>		<b>\$5,284.96</b>	<b>\$422,252.49</b>
<b>Expenses</b>	<b>\$479,900.00</b>	<b>\$254,636.28</b>		<b>\$25,416.34</b>	<b>-\$359,980.17</b>
<b>Income - Expenses</b>	<b>\$5,080.00</b>	<b>\$176,569.31</b>		<b>-\$20,131.38</b>	<b>\$62,272.32</b>
<b>From Reserves For:</b>	<b>Contingency</b>				
Maintenance-Streets-Rv Covers					
EX-POA 2022-23 Budget by mo		6th of 12 Mo			
Approved 7/17/22					