

Meadowlakes POA Board Minutes

May 9, 2023 Meeting

6pm 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: None

Consent Items: The proposed minutes for April 11, 2023 were unanimously approved. Motion by Mike Shaw. Second by Don Wheeler. Unanimous.

Citizen Comments: None

Board Director Reports:

- Financial: See attached financials
 - Dottie Stueckroth is very pleased with the CPA firm (Armstrong, Vaughan & Associates) who did the audit on our financials
 - Steve Nash signed off on the audit
 - Our recent street paving and repairs are not included in the financials for May
- RV Storage:
 - All storage spaces are full with a waiting list ongoing. There continues to be strong interest
 - Steve has been trimming trees and cutting weeds along the fence line
 - Annual renewals for storage spaces will be sent out this month
 - Steve Nash asked whether we might consider adding more covered areas which would generate more income for the POA. In theory it's something to consider but the logistics will be cumbersome and likely popular with some and unpopular with others on our list of current renters
- Events and Celebrations:
 - Kathy Nicholl is set for the Memorial Day celebration
 - The very popular 4th of July celebration is being planned
 - A new resident welcome meeting is being planned for the first Tuesday of each month beginning on June 6th

- Parks, Roads and Maintenance:

- Streets

- Mike Shaw is pleased with the street repair work that Alpha Paving completed on April 27 and 28. The biggest repairs were a complete resurfacing of Dove St and a large patch at the intersection of Firestone and Pinehurst.

- Fencing

- Fence repairs to the fence behind 287 Meadowlakes Dr have been completed
 - There are three other areas that require repair and Mike is getting quotes
 - Pipe stabilizers will be reinstalled in the Boradmoor drainage culvert

- Parks

- The installation of the new irrigation piping and sprinkler heads has been completed at Lakeside Park
 - The wiring for the new submersible pump which will serve the irrigation system has been installed. Final connections need to be completed
 - The area disturbed during construction of the retaining wall will be raked, fill dirt added as needed and re-seeded once the irrigation system is operational

- Swimming Pool

- The pool will open on Memorial Day weekend
 - It looks like all attendants are lined up
 - Days of operation will be Tuesday through Sunday 8am – 8pm. The pool will be closed on Mondays

- Memorial Tree Program

- Two memorial trees were planted last week. We currently have another resident who is interested in sponsoring a tree
 - A memorial bench is in the works to be installed at Lakeside Park

- Speed Bumps

- Mike is working with the City to install the 2 sets of speed bumps on Preston Trail

- Security Gate:

- Don Wheeler announced a change requirement for pedestrians and bicycles entering the gate. They are now required to tell the gate guard the address of where they are going, whether they live at that address or are visiting that address

Old Business: None

New Business:

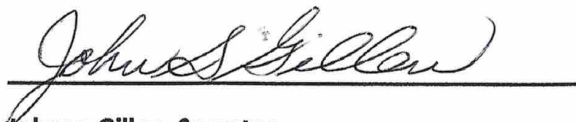
- The revised Meadowlakes Property Owners Association Storage User Contract Application was voted on by the Board. Steve Newton made a motion to approve. Second by Dottie Stueckroth. Unanimous.
- The Webworm Control Cooperative request for management assistance by the POA is still being reviewed by the POA Board

Executive Session: None

Motion to adjourn by Kathy Nicholl. Second by Steve Newton. Unanimous.



Steve Nash, President



Johnny Gillen, Secretary

Citizens in Attendance:

Bill and Christine Forsyth

Linda Fry

John & Joan Mattinson

Florence Schulman

Georgina Christy

Meadowlakes POA Board Meeting

Sign-In Sheet

Meeting Date: May 9, 2023

<u>Print Name</u>	<u>Signature</u>	<u>Wish to Speak</u>
Bill + Christine Forsyth		
LYNDA FRY	Lynda Fry	
John + Joan Martinson	John Martinson	
FLORENCE SCHULMAN	Florence Schulman	
Georgina Christy	Georgina Christy	

Meadowlakes POA Monthly Report

As of April 2023

	<u>Month</u>	<u>YTD</u>
Income	\$ 4386	\$437,197
Expenses	\$ 25,173	\$335,885
Total Checking/Savings	\$ 410,438	

Income vs Expenses April < \$20,787 >

90.15% Budgeted Income Received	8 of 12 Mo
69.99% Budgeted Expenses Paid	8 of 12 Mo

Dottie Stueckroth
Treasurer
5/9/23 Meeting

POA 2022-23 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2022-23	YTD APR 2023	%	APR 2023	YTD 4/30/22
INCOME	BUDGET	YTD		Month	
4000 Association Fees	\$412,000.00	\$414,631.19	100.64%	\$2,245.75	\$405,182.22
4010 Lot Mowing Fee	\$7,700.00	\$5,550.00	72.08%		\$7,700.00
4020 Late Payment Penalty	\$9,000.00	\$10,501.45	116.68%	\$760.00	\$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%		\$390.00
4055 Pool Income	\$8,500.00	\$319.25	-3.76%		\$202.00
4060 Miscellaneous Income	\$7,000.00	\$2,555.00	36.50%	\$825.00	\$3,935.00
4080 Park Revenue	\$300.00	\$25.00	8.33%		\$100.00
4090 Road Impact Fees	\$2,000.00	\$1,750.00	87.50%	\$350.00	\$2,100.00
4500 Interest Income					
First United Checking	\$30.00	\$35.90	119.67%	\$4.22	\$12.46
First United MM	\$5,000.00	\$2,035.97	40.72%	\$200.64	\$1,937.87
Other	\$0.00	\$59.45	0.00%		\$0.00
4500 Return Check Charge	\$50.00	\$39.80	79.60%		
TOTAL INCOME	\$484,980.00	\$437,196.51	90.15%	\$4,385.61	\$429,597.05
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$15,000.00	\$1,968.93	13.13%	\$378.39	\$2,118.24
5105-1 LS Retaining Wall		\$102,724.99			
5115 WD Park Maintenance	\$2,500.00	\$2,593.88	103.76%	\$342.85	\$1,533.08
5118 Veterans \$ 1st RSP Park	\$2,500.00	\$313.85	12.55%	\$36.65	\$7,125.46
5119 Firestone Park Maintenance	\$2,500.00	\$995.59	39.82%	\$257.03	\$4,047.07
5120 Supplies/Small Equipment	\$1,000.00		0.00%		
5122 Memorial Tree Program		\$1,295.00		\$620.00	\$972.83
5135 Fence Repair	\$25,000.00	\$1,500.00	6.00%	\$1,500.00	\$32,699.94
5140 Weed Control	\$1,000.00	\$917.76	91.78%	\$229.72	\$312.52
5150 Tree Spraying	\$600.00	\$1,145.75	190.96%	\$937.55	
5151 Tree Trimming	\$6,000.00		0.00%		\$3,915.98
5155 PWD Contract (MUD)	\$64,000.00	\$45,162.56	70.57%	\$5,645.32	\$44,997.32
Total Grounds Maintenance	\$120,100.00	\$158,618.31	132.07%	\$9,947.51	\$97,722.44
Insurance					
5200 Worker's Comp	\$3,100.00	\$2,886.00	93.10%	\$83.00	\$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%	\$83.00	\$10,611.00
RV Storage Facilities					
5320 Maintenance	\$1,500.00	\$109.08	7.27%	\$18.37	\$415.15
5340 Utilities	\$1,800.00	\$980.27	54.46%	\$122.11	\$2,457.36
5350 RV Covers	\$20,000.00	\$16,843.20	84.22%		\$45,345.00
Total Storage Facilities	\$23,300.00	\$17,932.55	76.96%	\$140.48	\$48,217.51
	2022-23	YTD APR 2023	%	APR 2023	YTD 2022

POA 2022-23 BUDGET BY MONTH

Operating	BUDGET	YTD		Month	
5400 Acct/Mgmt Services	\$40,000.00	\$28,404.08	71.01%	\$3,550.51	\$28,450.16
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%		\$437.00
5420-02 Picnic	\$8,000.00	\$1,735.55	21.69%		\$1,095.86
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	\$2,484.62	20.71%	\$533.84	\$3,607.94
5440 Office Supplies	\$2,500.00	\$69.82	2.79%	\$16.03	\$994.92
5445 Other Operating Expense	\$1,500.00	\$299.00	19.93%		\$914.46
5450 Communications					
Total Operating	\$76,700.00	\$33,238.39	43.34%	\$4,100.38	\$35,864.34
Security					
5500 Wages	\$146,502.00	\$91,907.26	62.73%	\$9,769.60	\$94,318.88
5510 Payroll Taxes	\$16,718.00	\$7,575.34	45.31%	\$813.57	\$7,757.46
5515 Maintenance	\$4,100.00	\$2,900.57	70.75%	\$134.11	\$2,598.75
5530 Supplies / Small Eq	\$3,850.00	\$1,035.67	26.90%	\$25.00	\$1,773.89
5540 Telephone	\$1,380.00	\$928.86	67.31%	\$150.21	\$1,011.33
5550 Utilities	\$3,000.00	\$1,763.09	58.77%	\$208.25	\$1,934.46
5560 Misc - Tags, Uniforms	\$600.00				
Total Security	\$176,150.00	\$106,110.79	60.24%	\$11,100.74	\$109,394.77
Streets					
5600 Repair/Reseal/Maint.	\$50,000.00	\$6,476.27	12.95%	-\$199.25	\$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%	-\$199.25	\$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	\$335,884.51	69.99%	\$25,172.86	\$445,381.62
Total Income	\$484,980.00	\$437,196.51		\$4,385.61	\$429,597.05
Expenses	\$479,900.00	\$335,884.51		\$25,172.86	-\$445,381.62
Income - Expenses	\$5,080.00	\$101,312.00		-\$20,787.25	-\$15,784.57
From Reserves For:	Contingency				
Maintenance-Streets-Rv Covers					
EX-POA 2022-23 Budget by mo		7th of 12 Mo			
Approved 7/17/22					