

Meadowlakes POA Minutes
September 13, 2022 Meeting
6pm at Totten Hall

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

Pledge of Allegiance led by Dottie Stueckroth

Present: Steve Nash, Don Wheeler, Dottie Stueckroth, Mike Shaw, Bill Raman, Kathy Nicholl

Absent: Steve Newton

The proposed minutes for August 11, 2022 were unanimously approved. (Motion by Mike Shaw; second by Steve Nash)

Member Comments:

- Len Fate inquired as to the status of consideration of his request to fence and use the POA land located directly behind his home on Fairway Lane. Mr. Fate was advised that his request was still under consideration, but that it required consultation with counsel and consideration of other issues.
- Georgina Christy reported that mowed grass was often being blown onto the street rather than back onto the property as is required. She also reported instances in which weeds had been allowed to grow to an unacceptable height. Mike Shaw indicated that he had received other similar comments and was following up on them to the extent that the POA is able to do so.

Board Reports:

Streets and Parks: Mike Shaw – There is nothing to be reported with regard to streets or perimeter fences. The temporary toilet facilities at Lakeside Park that were installed for the summer have been removed.

With regard to the Memorial Program, one person has paid for a Memorial Tree. Given that the weather is becoming more moderate, plans will be made to begin planting trees.

A summary of finances relating to the pool was briefly considered. The pool will remain open in the mornings through September for limited hours. The Golf Pro Shop has agreed to check in swimmers for the month of September, thereby avoiding additional labor expenses.

Signs designating the new speed bumps to be located on Preston Trail have been installed. The speed bumps will be installed in one week.

Treasurer: Dottie Stueckroth – Comments were provided on the financial documents (attached). Dottie Stueckroth moved to send a letter of engagement to the accountants to attempt to secure

their services for the audit for the coming year. The motion was seconded by Bill Raman and the motion passed unanimously.

RV Storage: – Steve Newton – Mr. Newton was in Big Spring attending to a family member in poor health. Mr. Newton provided a report by e-mail that stated the following:

We finally have a contractor bid for three more parking covers, the company is Strong Welding from Marble Falls. Bid came in at \$16,843 and last week we cut them a deposit check for \$8,000. It will be a couple of months before they can start.

Gate Security: Don Wheeler – The gate is operating well. However, the water bill associated with the gate has increased during the summer and the benefit provided by the increased watering cost does not appear to justify the cost. Specifically, the landscaping appears to have largely become weeds and consideration should be given to improving the landscaping in the islands around the gate within the next year.

Events and Celebrations: Nothing to report for this meeting.

New Business:

Annual Meeting: The Hidden Falls Bistro & Bar has agreed to provide the venue for the Annual Meeting as well as coffee and iced tea to the POA at no charge. The POA extends its thanks to the Hidden Falls Bistro and Bar for this generosity.

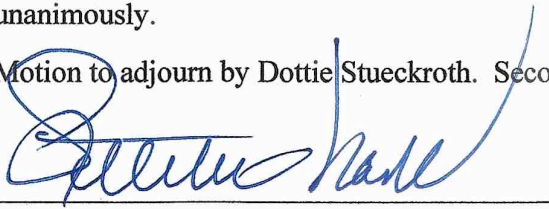
Retaining Wall: The lowering of the lake by the LCRA for maintenance provides the POA with an opportunity to have a retaining wall installed at Lakeside Park under conditions that potentially ease construction issues and thereby potentially lessen the expense of the wall. The Board has previously expressed approval for the construction of such a wall by approving a sum in the 2021-2022 budget for construction of the wall. The wall was not constructed in that fiscal year due to a number of reasons - - none of which related to any disapproval of the construction of an appropriate wall. Accordingly, in view of the upcoming lowering of the lake, the Board resumed consideration of the construction of the such a retaining wall.

Mike Shaw had obtained a bid (attached) for construction of a retaining wall based upon the plans (rough drawing attached) for a retaining wall provided by Steve Nash. Those plans had been successfully used by Mr. Nash in another construction project and had been approved by an engineer. Don Wheeler suggested that while the plans may be appropriate, it may be desirable to have the plans reviewed for compatibility with the presently proposed application. After the meeting, pursuant to Don Wheeler's suggestion, an engineer was requested to review the proposed plans and approved them. (attached)

In light of the time-sensitive nature of this project provided by the likelihood that the lake would be down for only a finite period of time, Dottie Stueckroth moved that Mike Shaw be authorized to seek and obtain bids for construction of the retaining wall and proceed with retaining a company to build the wall so long as the expense was less than or comparable to the expense reflected by

the one bid that had already been obtained. The motion was seconded by Kathy Nicholl and passed unanimously.

Motion to adjourn by Dottie Stueckroth. Second by Don Wheeler. Unanimous.

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

Steve Nash, President

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

Johnny Gillen, Secretary

Those in Attendance:

Florence Schulman

Georgina Christy

Joan and John Mattinson

Christine Forsyth

Jim Haggart

Johnny Gillen

Len Fate

Meadowlakes POA Monthly Report
As of August 31, 2022

	<u>Month</u>	<u>YTD</u>
Income	\$ 3994	\$487,291
Expenses	\$ 28,056	\$582,563
Total Checking/Savings	\$ 306,466	

Income vs Expenses August < \$24,061 >

98.05% Budgeted Income Received 12 of 12 Mo
95.84% Budgeted Expenses Paid 12 of 12 Mo

Dottie Stueckroth
Treasurer
9/13/22 Meeting

POA 2021-22 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2021-22 BUDGET	As of AUG 2022	%	AUG 2022	2022-23
INCOME		YTD		Month	BUDGET
4000 Association Fees	\$425,000.00	\$410,942.24	96.69%	\$400.00	\$412,000.00
4010 Lot Mowing Fee	\$6,600.00	\$7,700.00	116.67%		\$7,700.00
4020 Late Payment Penalty	\$10,000.00	\$9,752.50	97.53%	\$140.00	\$9,000.00
4021 Lien Filing Charge	\$100.00	\$435.00	435.00%		\$400.00
4050 RV Park Fees	\$30,910.00	\$33,953.00	109.84%		\$33,000.00
4055 Pool Income	\$8,000.00	\$11,791.99	147.40%	\$2,263.04	\$8,500.00
4060 Miscellaneous Income	\$6,000.00	\$7,688.63	128.14%	\$730.00	\$7,000.00
4080 Park Revenue	\$300.00	\$150.00	50.00%		\$300.00
4090 Road Impact Fees	\$2,000.00	\$2,450.00	122.50%	\$350.00	\$2,000.00
4500 Interest Income					
First United Checking	\$15.00	\$24.42	162.80%	\$2.88	\$30.00
First United MM	\$8,000.00	\$2,403.02	30.04%	\$108.57	\$5,000.00
Other					\$0.00
4500 Return Check Charge	\$50.00		0.00%		\$50.00
TOTAL INCOME	\$496,975.00	\$487,290.80	98.05%	\$3,994.49	\$484,980.00
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$70,000.00	\$5,097.01	7.28%	\$1,353.19	\$15,000.00
5115 WD Park Maintenance	\$2,500.00	\$2,873.09	114.92%		\$2,500.00
5118 Veterans \$ 1st RSP Park	\$6,000.00	\$7,612.99	126.88%	\$147.28	\$2,500.00
5119 Firestone Park Maintenance	\$500.00	\$3,086.52	617.30%		\$2,500.00
5120 Supplies/Small Equipment	\$1,000.00		0.00%		\$1,000.00
5122 Memorial Tree Program		\$1,017.28			
5135 Fence Repair	\$32,000.00	\$45,979.94	143.69%		\$25,000.00
5140 Weed Control	\$500.00	\$635.50	127.10%		\$1,000.00
5150 Tree Spraying	\$600.00		0.00%		\$600.00
5151 Tree Trimming	\$6,000.00	\$3,915.98	65.27%		\$6,000.00
5155 PWD Contract (MUD)	\$64,000.00	\$67,578.60	105.59%	\$5,645.32	\$64,000.00
Total Grounds Maintenance	\$183,100.00	\$137,796.91	75.26%	\$7,145.79	\$120,100.00
Insurance					
5200 Worker's Comp	\$3,100.00	\$2,984.00	96.26%	\$0.00	\$3,100.00
5210 Liability	\$8,000.00	\$7,627.00	95.34%		\$8,000.00
5225 D & O Liability	\$3,900.00	\$3,775.00	96.79%		\$3,900.00
Total Insurance	\$15,000.00	\$14,386.00	95.91%	\$0.00	\$15,000.00
RV Storage Facilities					
5320 Maintenance	\$1,300.00	\$648.58	49.89%	\$186.96	\$1,500.00
5340 Utilities	\$1,500.00	\$2,928.05	195.20%	\$117.69	\$1,800.00
5350 RV Covers	\$40,000.00	\$45,345.00	113.36%		\$20,000.00
Total Storage Facilities	\$42,800.00	\$48,921.63	114.30%	\$304.65	\$23,300.00

POA 2021-22 BUDGET BY MONTH

	2021-22 BUDGET	As of AUG 2022	%	AUG 2022	2022-23
Operating		YTD		Month	BUDGET
5400 Acct/Mgmt Services	\$40,000.00	\$42,652.20	106.63%	\$3,550.51	\$40,000.00
5405 Annual Meeting	\$1,000.00		0.00%		\$1,000.00
5410 Audit	\$3,500.00	\$3,250.00	92.86%		\$3,400.00
5420-01 Welcome Committee	\$1,000.00	\$603.37	60.34%		\$300.00
5420-02 Picnic	\$7,000.00	\$7,183.60	102.62%		\$8,000.00
5420-03 Celebrations/July 4th	\$2,500.00	\$2,111.74	84.47%		\$3,000.00
5425 Legal	\$5,000.00	\$390.00	7.80%		\$5,000.00
5430 Pool Expense	\$9,000.00	\$15,176.99	168.63%	\$3,750.41	\$12,000.00
5440 Office Supplies	\$2,500.00	\$2,830.49	113.22%	\$1,018.66	\$2,500.00
5445 Other Operating Expense	\$2,300.00	\$1,109.41	48.24%	\$201.21	\$1,500.00
5450 Communications					
Total Operating	\$73,800.00	\$75,307.80	102.04%	\$8,520.79	\$76,700.00
Security					
5500 Wages	\$135,650.00	\$133,001.78	98.05%	\$9,473.60	\$146,502.00
5510 Payroll Taxes	\$15,048.00	\$11,632.02	77.30%	\$1,026.75	\$16,718.00
5515 Maintenance	\$2,400.00	\$4,027.53	167.81%		\$4,100.00
5530 Supplies / Small Eq	\$5,350.00	\$4,129.25	77.18%	\$1,192.69	\$3,850.00
5540 Telephone	\$1,380.00	\$1,364.23	98.86%	\$94.49	\$1,380.00
5550 Utilities	\$3,360.00	\$2,859.53	85.11%	\$242.78	\$3,000.00
5560 Misc - Tags, Uniforms	\$1,280.00				\$600.00
Total Security	\$164,468.00	\$157,014.34	95.47%	\$12,030.31	\$176,150.00
Streets					
5600 Repair/Reseal/Maint.	\$30,000.00	\$52,270.60	174.24%		\$50,000.00
5605 Drainage	\$95,000.00	\$93,667.33	98.60%		\$15,000.00
5620 Signs	\$500.00	\$146.47	29.29%	\$53.97	\$500.00
Total Streets	\$125,500.00	\$146,084.40	116.40%	\$53.97	\$65,500.00
Taxes					
5700 Property Taxes	\$3,150.00	\$3,081.82	97.84%		\$3,150.00
Total Taxes	\$3,150.00	\$3,081.82	97.84%	\$0.00	\$3,150.00
7009 Bank fees		-\$30.00			
TOTAL EXPENSES	\$607,818.00	\$582,562.90	95.84%	\$28,055.51	\$479,900.00
Total Income	\$496,975.00	\$487,290.80		\$3,994.49	\$484,980.00
Expenses		\$582,562.90		\$28,055.51	\$479,900.00
Income - Expenses		-\$95,272.10		-\$24,061.02	\$5,080.00
From Reserves For:					Contingency
Maintenance-Streets-Rv Covers	\$ 110,843.00				
	\$ 607,818.00				
EX-POA 2020-21 Budget by mo		12th of 12 Mo			
Approved 8/10/21					



PROPOSAL

TO: **Michael Shaw**
Meadowlakes POA
405 Firestone Drive
Meadowlakes, TX 78654

Project: Meadowlakes POA - Retaining Wall
Address:
Date: 9/6/2022

Thank you for considering W7 Construction Services for your project. We will do everything we can to give you the best experience you've ever had and earn your trust enough to hire us again for future projects.

1. Retaining Wall

Description of Services:

Excavate, form and pour approximately 310' of concrete retaining wall as follows:

- At shoreline, concrete retaining wall to be 12" thick x 4' tall x 155' long using 1/2" rebar set at 10" centers (vertical) and 5/8" rebar (horizontal - top / middle / and bottom).
- Top lower retaining wall with a 6" thick x 155' long walkway using 3/8" rebar set at 14" centers - both directions. Walkway to be approximately 6' wide.
- Construct additional retaining wall on top of walkway creating stairstep effect - wall to be 8" thick x 4' tall x 155' long using 1/2" rebar set at 10" centers (vertical) and 5/8" rebar (horizontal - top / middle / and bottom).
- 2 3/8" drill stem pipe to be driven at 8' to 10' intervals on both upper and lower retaining wall as needed for stabilization.

*** Note: Rebar description based on standard retaining wall design. Reinforcing subject to change based on engineers recommendations upon approval of proposal.

Subtotal:	\$92,540.00
*0% Tax:	\$0.00
TOTAL:	\$92,540.00

Terms and Conditions

NOTES:

1. Materials and labor included unless otherwise noted.
2. Due to materials increasing at a weekly rate from the results of COVID-19, proposals are only valid for 7 days.

3. Job will be scheduled once deposit is paid. Current wait time approx. 2-3 weeks.

PAYMENT TERMS:

1. 50% deposit due upon approval of this proposal.
2. Draws as needed to completion, final payment due upon completion.
3. Payments are due upon receipt of invoice. Per Texas Property Code Title 4 Chapter 28 Sec. 28.002. any un-paid invoices will incur a monthly late fee at 1.5% after 7 days of non-payment, as well as a possible hold placed on any further production to the job. Any change orders required will be payable upon approval at 100%. Any outstanding invoices that are un-paid after 35 days will start a lien process on the property.

Please call us at 512-770-9700 if you have any questions.

By signing this contract, I am consenting W7 Construction Services the use of any photographs taken before, during, and after the project including but not limited to: publicity, copyright purposes, illustration, advertising, and web content. I understand that no royalty, fee, or other compensation shall become payable to me by reason of such use. I understand that I may revoke this authorization at any time by notifying the W7 Construction Services in writing. Images will be stored in a secure location and only authorized staff will have access to them. They will be kept as long as they are relevant and after that time destroyed or archived.

Deposits are required to plan and order the supplies to start the project. Due to this, if you should choose to cancel once the proposal has been accepted and deposit has been paid, refunds (if any) will be made after all costs are considered and adjusted from the amount. Retainers are not refundable.

Contractor: Liz Carothers
Worthing Enterprises Inc.

9/6/2022
Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

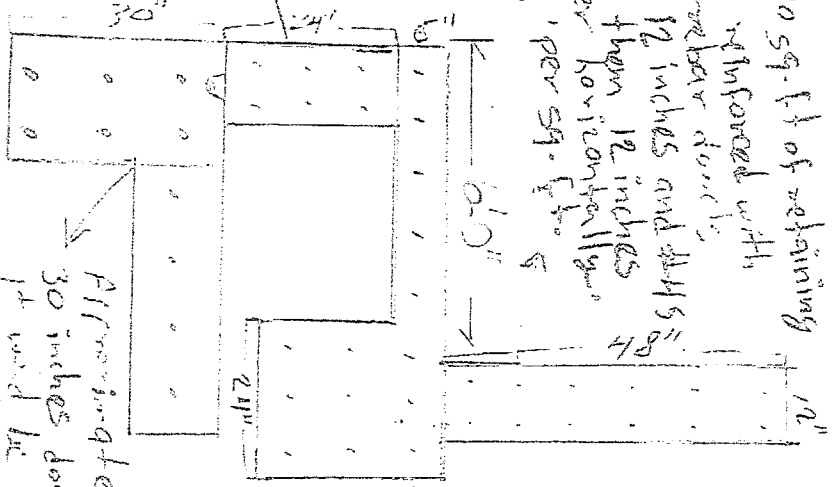
Client: _____
Meadowlakes POA

Date

Meadowlands Lakeside Park

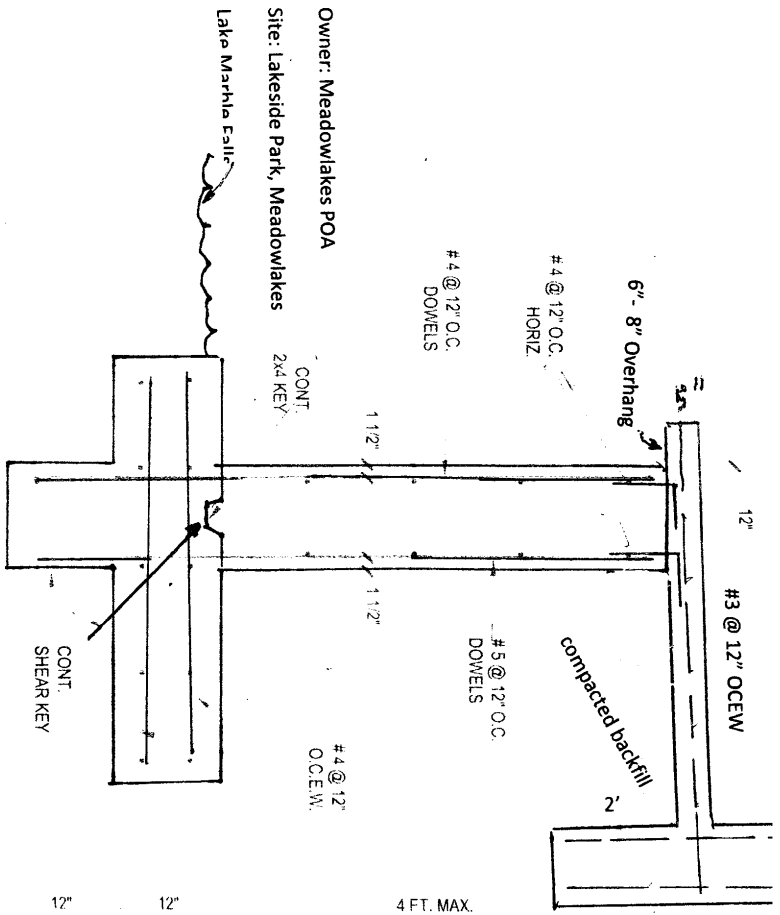
640 sq. ft of retaining wall reinforced with #5 rebar dowels every 12 inches and #4s tied to them 12 inches on center horizontally. 48" at top. 12" at bottom. 1 per sq. ft.

Approximately 320 sq. ft. of 12" retaining wall reinforced with #5 rebar, 12" on center tied to #5 dowels. 1 per sq. ft.



960 sq. feet of sidewalk with footing reinforced with #11 rebar 12" on center and with #5 dowels on wall footing for future retaining. 1 per sq. ft. at top.

Approximately 160 linear feet of concrete footing 30 inches down from water level with a keyway. It would be reinforced with #11 rebar 12 inches on center horizontally, and vertically, at 1 per linear foot.



Owner: Meadowlakes POA

Site: Lakeside Park, Meadowlakes

Lake Martha Esllie

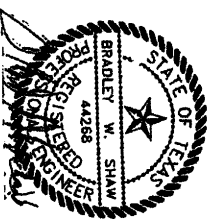
HIGHLAND LAKES ENGINEERING 12" / 12" / 24" / 4'-0"

BOX 1164, Kingland, Texas 78639

Tx Reg # F-9209 830-637-9584

PROPOSED
CONCRETE BULKHEAD

SCALE: 3/4"=1'-0"



10/13/2022

Highland Lakes Engineering, Box 1164, Kingsland, Texas 78639 830-637-9584 Tx Reg # F-9209

INVOICE 10/13/2022

To: Meadowlakes POA % Steve Nash

From: Brad Shaw

Subject: Park Retaining Wall

Review/Approval of retaining wall total due \$400.00

Prepour required