

## **Meadowlakes POA Minutes**

**December 14, 2021 Meeting**

**6pm at Totten Hall**

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

Pledge of Allegiance led by Steve Newton

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

Absent: None

The proposed minutes for November 9, 2021 were unanimously approved. (Motion by Kathy Nicholl; Second by Don Wheeler)

Welcome Committee: The Committee is meeting people again and have 25 visits yet to be completed.

Member Comments: Georgina Christy observed that the intersection of Preston Trail and Firestone is a dangerous intersection due to traffic flow and the width of the roads, and requested that "No Parking" zones be created along the roads leading to that intersection in order to facilitate smooth traffic flow. That request is being given further consideration.

### Board Reports:

Streets and Parks: Mike Shaw – Perimeter fence repair and/or replace work is ongoing and the work that has been scheduled is almost completed. Several of the fence posts needed to be replaced and were done so with commercial grade posts. However, replacement of the posts was not contemplated in the original bid and will cause additional cost over the budgeted price. The possibility of seeking reimbursement from the LCRA for certain of the work was raised and will be considered.

Heinz Paving had commenced the work for the year before Thanksgiving, but had ceased work around Thanksgiving. Heinz will advise Mike Shaw of the date on which work will resume. Deterioration at the intersection of Columbine and Meadowlakes is occurring that may require immediate action. It is estimated that the cost of such repairs will be \$8,000 to \$10,000. Some of the work scheduled for other streets may be modified or postponed to partially offset this cost if possible.

Work on the Turkey Run drainage project may begin on December 20.

Work on the retaining wall project at Lakeside Park is delayed to investigate the possibility of obtaining an LCRA grant to offset the cost.

Additional interest has been expressed for participation in the Memorial effort, including an express request to purchase a Memorial tree. Moreover, the possibility of Memorial benches has been raised for discussion.

The possibility of installing crosswalks on Meadowlakes near the gate and Firestone was raised. It was noted that there is a golf cart crossing less than a block down the road on Meadowlakes, and that the obstruction of traffic right by crosswalks immediately after the gate might create a greater traffic and safety hazard than is warranted by the alleged convenience provided by such crosswalks.

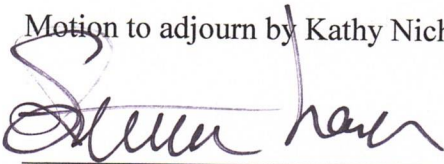
Treasurer: Dottie Stueckroth – Comments on the financial reports (attached) were provided. It was noted that we are three months into the new fiscal year. Steve Nash requested that consideration be given to including a line item in the monthly reports for the amount of uncollected dues,

RV Storage: – Steve Newton – On December 1, the PEC installed new high efficiency, low energy LED light fixtures at the RV Storage facility. The contractor with whom the POA has negotiated regarding new covers for selected units continues to be non-responsive to attempts to advance the project. Accordingly, the POA is reaching out to new contractors. There are three uncovered spaces available at the facility for which ads will be run.

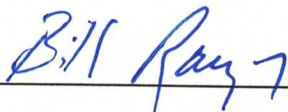
Gate Security: Don Wheeler – There has been an issue with non-residents going through the right lane at the gate that is reserved for residents with stickers. The guards stop/flag down such vehicles to the extent possible. Fortunately, the security cameras should capture the license plates on such vehicles if a later issue arises.

Events and Celebrations: Kathy Kasperek Nicholl – The Christmas Yard Decoration Contest was held and was a great success. The judging of the contest was conducted by people who resided outside of Meadowlakes in order to minimize the possibility of bias, and a listing of the winners will be included in the next newsletter. Signs were posted at the houses of each of the winners. The winners expressed appreciation for being selected. Financial prizes were not given.

Motion to adjourn by Kathy Nicholl. Second by Dottie Stueckroth. Unanimous.



**Steve Nash, President**



**Bill Raman, Secretary**

**Those in Attendance:**

Florence Schulman

Georgina Christy

Meadowlakes POA Monthly Report  
As of November 30, 2021

	<u>Month</u>	<u>YTD</u>
Income	\$ 9,068	\$405,449
Expenses	\$ 28,622	\$ 94,374
Total Checking/Savings	\$ 709,955	

Income vs Expenses November < \$19,554>

81.58% Budgeted Income Received	3 of 12 Mo
15.53% Budgeted Expenses Paid	3 of 12 Mo

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*Dottie Stueckroth*

Dottie Stueckroth  
Treasurer  
12/14/21 Meeting

# POA 2021-22 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2021-22 BUDGET	As of Nov 2021	%	Nov 2021
<b>INCOME</b>				
4000 Association Fees	\$425,000.00	\$390,611.16	91.91%	\$7,775.00
4010 Lot Mowing Fee	\$6,600.00	\$7,550.00	114.39%	\$300.00
4020 Late Payment Penalty	\$10,000.00	\$4,267.50	42.68%	\$447.00
4021 Lien Filing Charge	\$100.00	\$75.00	75.00%	
4050 RV Park Fees	\$30,910.00	\$90.00	0.29%	-\$320.00
4055 Pool Income	\$8,000.00	\$192.00	2.40%	
4060 Miscellaneous Income	\$6,000.00	\$975.00	16.25%	\$345.00
4080 Park Revenue	\$300.00	\$25.00	8.33%	
4090 Road Impact Fees	\$2,000.00	\$350.00	17.50%	\$350.00
<b>4500 Interest Income</b>				
First United Checking	\$15.00	\$4.65	31.00%	\$1.55
First United MM	\$8,000.00	\$1,308.60	16.36%	\$169.65
Other				
4500 Return Check Charge	\$50.00	\$0.00	0.00%	
<b>TOTAL INCOME</b>	<b>\$496,975.00</b>	<b>\$405,448.91</b>	<b>81.58%</b>	<b>\$9,068.20</b>
<b>EXPENSES</b>				
<b>Maintenance / Repairs</b>				
5105 LS Park Maintenance	\$70,000.00	\$1,332.55	1.90%	\$226.54
5115 WD Park Maintenance	\$2,500.00	\$624.31	24.97%	\$126.76
5118 Veterans \$ 1st RSP Park	\$6,000.00	\$6,903.30	115.06%	\$6,850.00
5119 Firestone Park Maintenance	\$500.00	\$868.93	173.79%	\$315.23
5120 Supplies/Small Equipment	\$1,000.00		0.00%	
5135 Fence Repair	\$32,000.00		0.00%	
5140 Weed Control	\$500.00		0.00%	
5150 Tree Spraying	\$600.00		0.00%	
5151 Tree Trimming	\$6,000.00	\$3,915.98	65.27%	\$15.98
5155 PWD Contract (MUD)	\$64,000.00	\$16,770.72	26.20%	\$5,645.32
<b>Total Grounds Maintenance</b>	<b>\$183,100.00</b>	<b>\$30,415.79</b>	<b>16.61%</b>	<b>\$13,179.83</b>
<b>Insurance</b>				
5200 Worker's Comp	\$3,100.00	\$0.00	0.00%	
5210 Liability	\$8,000.00	\$7,627.00	95.34%	
5225 D & O Liability	\$3,900.00	\$0.00	0.00%	
<b>Total Insurance</b>	<b>\$15,000.00</b>	<b>\$7,627.00</b>	<b>50.85%</b>	<b>\$0.00</b>
<b>RV Storage Facilities</b>				
5320 Maintenance	\$1,300.00	\$56.27	4.33%	\$56.27
5340 Utilities	\$1,500.00	\$222.47	14.83%	\$79.70
5350 RV Covers	\$40,000.00			
<b>Total Storage Facilities</b>	<b>\$42,800.00</b>	<b>\$278.74</b>	<b>0.65%</b>	<b>\$135.97</b>

# POA 2021-22 BUDGET BY MONTH

	2020-21 BUDGET	As of Nov 2021	%	Oct 2021
<b>Operating</b>				
5400 Acct/Mgmt Services	\$40,000.00	\$10,697.61	26.74%	\$3,550.51
5405 Annual Meeting	\$1,000.00		0.00%	
5410 Audit	\$3,500.00		0.00%	
5420-01 Welcome	\$1,000.00		0.00%	
5420-02 Picnic/Celebrations	\$7,000.00	\$36.79	0.53%	\$36.79
5420-03 Recreation	\$2,500.00		0.00%	
5425 Legal	\$5,000.00	\$286.00	5.72%	
5430 Pool Expense	\$9,000.00	\$2,052.49	22.81%	
5440 Office Supplies	\$2,500.00	\$294.55	11.78%	\$5.90
5445 Other Operating Expense	\$2,300.00	\$173.99	7.56%	\$3.25
5450 Communications				
<b>Total Operating</b>	<b>\$73,800.00</b>	<b>\$13,541.43</b>	<b>18.35%</b>	<b>\$3,596.45</b>
<b>Security</b>				
5500 Wages	\$135,650.00	\$36,529.85	26.93%	\$10,455.20
5510 Payroll Taxes	\$15,048.00	\$2,927.21	19.45%	\$814.92
5515 Maintenance	\$2,400.00	\$964.55	40.19%	\$34.33
5530 Supplies / Small Eq	\$5,350.00	\$818.39	15.30%	
5540 Telephone	\$1,380.00	\$611.54	44.31%	\$200.00
5550 Utilities	\$3,360.00	\$421.56	12.55%	\$136.91
5560 Misc - Tags, Uniforms	\$1,280.00			
<b>Total Security</b>	<b>\$164,468.00</b>	<b>\$42,273.10</b>	<b>25.70%</b>	<b>\$11,641.36</b>
<b>Streets</b>				
5600 Repair/Reseal/Maint.	\$30,000.00	\$175.89	0.59%	\$67.60
5605 Drainage	\$95,000.00		0.00%	
5620 Signs	\$500.00	\$92.50		
<b>Total Streets</b>	<b>\$125,500.00</b>	<b>\$268.39</b>	<b>0.21%</b>	<b>\$67.60</b>
<b>Taxes</b>				
5700 Property Taxes	\$3,150.00	\$0.00	0.00%	
<b>Total Taxes</b>	<b>\$3,150.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>
7009 Bank Service Charge		-\$30.00		
<b>TOTAL EXPENSES</b>	<b>\$607,818.00</b>	<b>\$94,374.45</b>	<b>15.53%</b>	<b>\$28,621.21</b>
<b>Total Income</b>	<b>\$496,975.00</b>	<b>\$405,448.91</b>		<b>\$9,068.20</b>
<b>Income - Expenses</b>	<b>(\$110,843.00)</b>	<b>\$94,374.45</b>		<b>\$28,621.21</b>
		<b>\$311,074.46</b>		<b>-\$19,553.01</b>
<b>From Reserves For:</b>				
Maintenance-Streets-Rv Covers	\$ 110,843.00			
	<b>\$ 607,818.00</b>			
EX-POA 2020-21 Budget by mo				
Approved 8/10/21				