

## **Meadowlakes POA Minutes**

**January 11, 2022 Meeting**

**6pm at Totten Hall**

Meeting called to order at 6:03 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

Member Comments: Judy Archer stated that priority should be given to those on the waiting list for covered spaces at the RV Storage facility when new covers are constructed at the RV Storage Facility. She expressed concern that persons either not on the waiting list or lower on the waiting list might gain the benefit of a covered space ahead of those who have had lengthy waits on the waiting list for covered spots. Steve Newton explained that the selection of spots over which to build the covers was dictated and determined by location and cost efficiency. At the same time, the POA had existing user agreements with the people currently using the units selected to be covered, and requiring those people to move to other units to accommodate the waiting list raised equitable issues comparable to those raised by Ms. Archer. Judy Archer expressed disappointment with the approach taken by the POA.

### Board Reports:

Streets and Parks: Mike Shaw – Perimeter fence repair and/or replace work is ongoing. Additionally, multiple street repair and paving projects are ongoing.

Work on the Turkey Run drainage project has begun. Mike Shaw met with the Board of Directors that manages the ranch adjacent to Meadowlakes that backs up to the houses on the west side of Turkey Run. The ranch expressed concern that the drainage project might cause erosion of ranch land. It was pointed out that the volume of water directed to the ranch should be essentially the same as is currently directed to the ranch. The drainage project is designed to redirect flow of water within Meadowlakes in order to minimize flooding issues within Meadowlakes, but the water is ultimately directed to the same general area and in the same volume as currently occurs. At the same time, Mike Shaw assured Board of Directors for the ranch that the POA would work with the ranch should new damaging erosion patterns develop after the project is completed.

At the drainage project site, a resident fell on January 6 and hurt her arm. She notified the POA of the incident. Mike Shaw instructed the contractor to implement additional measures to minimize the possibility for another accident and is communicating with the resident and her representatives.



Mike Shaw has begun work on an application for grant funds from the LCRA for the retaining wall at Lakeside Park, and work on the retaining wall project at Lakeside Park is therefore delayed pending that application.

Interest in the Memorial project continues, including interest in the possibility of Memorial benches.

Treasurer: Dottie Stueckroth – Comments on the financial reports (attached) were provided.

RV Storage: – Steve Newton – Outstanding business - - The contractor with whom the POA has been negotiating for construction of covers over selected RV Storage units provided a revised bid of \$45,000.45 to construct ten covers at the selected site. Mike Shaw moved that the POA accept the bid in light of the extreme difficulty that has been encountered in securing bids from contractors to do the work. Kathy Nicholl seconded the motion and it passed unanimously. In this regard, it has been noted that one or more members of the Board have had past positive experiences with the work of the contractor. Additionally, it was noted that the contractor had provided a lower bid the prior summer at a time when the POA had just begun consideration of the issue and the POA elected not to act on that bid based upon information provided at that time.

Gate Security: Don Wheeler – Nothing new to report, but see the discussion of New Business below.

Events and Celebrations: Kathy Kasparek Nicholl – Nothing to report for this month.

New Business: Car Decal Applications - - Don Wheeler explained the current application procedure for obtaining a windshield decal for resident admittance through the gate. The current procedure requires a resident to have permanent license plates and provide the number for those plates for the record before a new decal will be issued. Until the permanent plates are issued, the resident may be issued a differently colored hang tag for display for admission through the gate. Unfortunately, the resident must usually go through the visitor lane with such hang tags - - often resulting in delay. This procedure had been in place for years, and appears to have been acceptable to most because permanent plates usually arrived within two weeks.

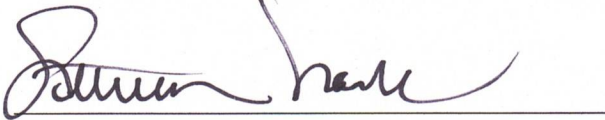
However, with advent of Covid, state agencies and car dealerships have been exceptionally slow to process permanent license plates, and many residents have experienced delays of one to two months in receiving their plates. In turn, this has resulted in weeks of inconvenience for several residents. Certain residents, including Andy Hayden, Becky Hayden, Kimber Pruitt, and Matthew Chevalier, expressed disappointment about the inconvenience and suggested that appropriate proof of residency in Meadowlakes should be all that is required to obtain a new decal. Steve Nash echoed the sentiment that such prolonged inconvenience of residents should be avoided.

Don Wheeler explained that requiring actual license plate numbers insured that the vehicle records for Meadowlakes would be accurate and complete and that the (volunteer) POA Board does not have the manpower to pursue residents after-the-fact who fail to provide full information once a decal is obtained. That is, requiring full information before a decal can be obtained insures that

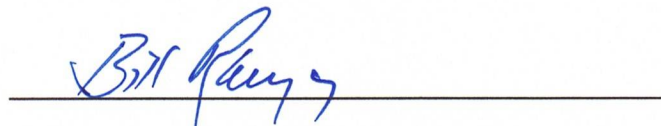
full information will be obtained and lessens the administrative load on an organization that has a limited budget and manpower. While such an approach may inconvenience a few for a short while, the approach is intended to lessen administrative burden and cost on the POA.

The issue was taken under advisement to consider possible alternatives for lessening the inconvenience for residents without unduly increasing the administrative burden on the POA.

Motion to adjourn by Don Wheeler. Second by Mike Shaw. Unanimous.

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

**Steve Nash, President**

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

**Bill Raman, Secretary**

**Those in Attendance:**

Andy and Becky Hayden

Kimber Pruitt

Matthew Chevalier

Judy Archer

Len Fate

Lamar Chuter

Jerrial Wafer

Meadowlakes POA Monthly Report  
As of December 31, 2021

	<u>Month</u>	<u>YTD</u>
Income	\$ 6197	\$411,646
Expenses	\$ 59,947	\$ 154,421
Total Checking/Savings	\$ 655,672	

Income vs Expenses December < \$53,750>

82.83% Budgeted Income Received	4 of 12 Mo
25.41% Budgeted Expenses Paid	4 of 12 Mo

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*Dottie Stueckroth*

Dottie Stueckroth  
Treasurer  
1/11/22 Meeting



**POA 2021-22 BUDGET BY MONTH**

[Fiscal Year Sept - Aug]	2021-22 BUDGET	As of DEC 2021	%	Dec 2021
<b>INCOME</b>				
4000 Association Fees	\$425,000.00	\$394,943.91	92.93%	\$4,332.75
4010 Lot Mowing Fee	\$6,600.00	\$7,550.00	114.39%	\$315.00
4020 Late Payment Penalty	\$10,000.00	\$4,582.50	45.83%	
4021 Lien Filing Charge	\$100.00	\$115.00	115.00%	\$40.00
4050 RV Park Fees	\$30,910.00	\$235.00	0.76%	\$145.00
4055 Pool Income	\$8,000.00	\$192.00	2.40%	
4060 Miscellaneous Income	\$6,000.00	\$1,475.00	24.58%	\$500.00
4080 Park Revenue	\$300.00	\$25.00	8.33%	
4090 Road Impact Fees	\$2,000.00	\$1,050.00	52.50%	\$700.00
<b>4500 Interest Income</b>				
First United Checking	\$15.00	\$6.58	43.87%	\$1.93
First United MM	\$8,000.00	\$1,470.81	18.39%	\$162.21
Other				
4500 Return Check Charge	\$50.00	\$0.00	0.00%	
<b>TOTAL INCOME</b>	<b>\$496,975.00</b>	<b>\$411,645.80</b>	<b>82.83%</b>	<b>\$6,196.89</b>
<b>EXPENSES</b>				
<b>Maintenance / Repairs</b>				
5105 LS Park Maintenance	\$70,000.00	\$1,421.78	2.03%	\$89.23
5115 WD Park Maintenance	\$2,500.00	\$1,068.46	42.74%	\$444.15
5118 Veterans \$ 1st RSP Park	\$6,000.00	\$6,929.95	115.50%	\$26.65
5119 Firestone Park Maintenance	\$500.00	\$1,111.85	222.37%	\$242.92
5120 Supplies/Small Equipment	\$1,000.00		0.00%	
5135 Fence Repair	\$32,000.00	\$32,690.00	102.16%	\$32,690.00
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%	
5155 PWD Contract (MUD)	\$64,000.00	\$22,416.04	35.03%	\$5,645.32
<b>Total Grounds Maintenance</b>	<b>\$183,100.00</b>	<b>\$69,554.06</b>	<b>37.99%</b>	<b>\$39,138.27</b>
<b>Insurance</b>				
5200 Worker's Comp	\$3,100.00	\$2,767.00	89.26%	\$2,767.00
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>\$10,394.00</b>	<b>69.29%</b>	<b>\$2,767.00</b>
<b>RV Storage Facilities</b>				
5320 Maintenance	\$1,300.00	\$56.27	4.33%	
5340 Utilities	\$1,500.00	\$266.04	17.74%	\$43.57
5350 RV Covers	\$40,000.00			
<b>Total Storage Facilities</b>	<b>\$42,800.00</b>	<b>\$322.31</b>	<b>0.75%</b>	<b>\$43.57</b>



**POA 2021-22 BUDGET BY MONTH**

	2020-21 BUDGET	As of DEC 2021	%	DEC 2021
<b>Operating</b>				
5400 Acct/Mgmt Services	\$40,000.00	\$14,248.12	35.62%	\$3,550.51
5405 Annual Meeting	\$1,000.00		0.00%	
5410 Audit	\$3,500.00		0.00%	
5420-01 Welcome	\$1,000.00	\$212.00	21.20%	\$212.00
5420-02 Picnic/Celebrations	\$7,000.00	\$296.66	4.24%	\$259.87
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%	
5445 Other Operating Expense	\$2,300.00	\$789.97	34.35%	\$516.98
5450 Communications				
<b>Total Operating</b>	<b>\$73,800.00</b>	<b>\$18,179.79</b>	<b>24.63%</b>	<b>\$4,539.36</b>
<b>Security</b>				
5500 Wages	\$135,650.00	\$48,476.19	35.74%	\$11,946.34
5510 Payroll Taxes	\$15,048.00	\$3,853.12	25.61%	\$925.91
5515 Maintenance	\$2,400.00	\$1,184.78	49.37%	\$220.23
5530 Supplies / Small Eq	\$5,350.00	\$818.39	15.30%	
5540 Telephone	\$1,380.00	\$422.41	30.61%	\$105.24
5550 Utilities	\$3,360.00	\$977.13	29.08%	\$261.20
5560 Misc - Tags, Uniforms	\$1,280.00			
<b>Total Security</b>	<b>\$164,468.00</b>	<b>\$55,732.02</b>	<b>33.89%</b>	<b>\$13,458.92</b>
<b>Streets</b>				
5600 Repair/Reseal/Maint.	\$30,000.00	\$175.89	0.59%	
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>\$0.00</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>\$154,420.57</b>	<b>25.41%</b>	<b>\$59,947.12</b>
<b>Total Income</b>	<b>\$496,975.00</b>	<b>\$411,645.80</b>		<b>\$6,196.89</b>
<b>Income - Expenses</b>	<b>(\$110,843.00)</b>	<b>\$154,420.57</b>		<b>\$59,947.12</b>
		<b>\$257,225.23</b>		<b>-\$53,750.23</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				