

Meadowlakes POA Minutes

November 9, 2021 Meeting

6pm at Totten Hall

Meeting called to order at 6:02 PM by Mike Shaw

Pledge of Allegiance led by Steve Newton

Present: Dottie Stueckroth, Mike Shaw, Bill Raman, Steve Newton, Kathy Kasparek Nicholl

Absent: Steve Nash, Don Wheeler

The proposed minutes for September 14, 2021 were unanimously approved except for Kathy Kasparek Nicholl, who abstained due to her not having been a member of the Board at the time. (Motion by Steve Newton; Second by Bill Raman)

Welcome Committee: The Committee has been able to complete 11 additional visits since September, and has 39 visits to make.

Member Comments: Judy Archer was recognized and expressed concern about the progress on additional covers for the RV Storage Units. It was explained that in the current market, contractors were often not responsive. However, more money had been allocated in the proposed budget for the building of additional covers than would be received from the increase in user fees. Hence, the matter has been and is being given attention.

Board Reports:

Streets and Parks: Mike Shaw – Work will begin in November on selected roads, including Preston Trail, Dove, and others. Work has already begun at First Responders Park to replace the gravel that can be washed away in a heavy rain with concrete. Work will begin in around two weeks at selected areas on the perimeter fence. Over 300 linear feet of the fence will be repaired and/or replaced. Tree trimming is being done, including the removal of a tree on POA property that presents a risk to other property. Work on the retaining wall at Lakeside Park is yet to be scheduled. Preliminary work on the drainage issue around Turkey Run has commenced, but the contractor is having difficulties with maintaining a sufficient workforce to address all projects.

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

RV Storage: – Steve Newton – A Use Agreement was entered for one of the three small uncovered RV Spaces. Additional notices or ads will be posted in relation to the remaining two. Attempts to advance progress with the currently proposed contractor for the new covers have, so far, been unsuccessful. There was a discussion of other contractors and approaches that might be utilized, as well as a discussion of the fabrication techniques that might be utilized. Additional efforts will be made to advance construction of the covers, but in an organized and cost-effective manner.

Gate Security: Don Wheeler – Mr. Wheeler was unable to attend, but it was understood that there was nothing significant to report this month.

Events and Celebrations: Kathy Kasparek Nicholl – A committee is being formed to assist with the judging of the Christmas Yard Decoration Contest that is held annually.

Motion to adjourn by Bill Raman. Second by Dottie Stueckroth. Unanimous.

Steve Nash, President



Bill Raman, Secretary

Those in Attendance:

Florence Schulman

Georgina Christy

Mark and Pat Bentley

Judy Archer

POA 2021-22 BUDGET BY MONTH

	[Fiscal Year Sept - Aug]	2021-22 BUDGET	As of Oct 2021	%	Oct 2021
INCOME					
4000 Association Fees		\$425,000.00	\$382,836.16	90.08%	\$29,843.58
4010 Lot Mowing Fee		\$6,600.00	\$7,250.00	109.85%	\$150.00
4020 Late Payment Penalty		\$10,000.00	\$3,820.50	38.21%	\$1,992.50
4021 Lien Filing Charge		\$100.00	\$75.00	75.00%	
4050 RV Park Fees		\$30,910.00	\$410.00	1.33%	\$160.00
4055 Pool Income		\$8,000.00	\$192.00	2.40%	
4060 Miscellaneous Income		\$6,000.00	\$630.00	10.50%	\$430.00
4080 Park Revenue		\$300.00	\$25.00	8.33%	
4090 Road Impact Fees		\$2,000.00	\$0.00	0.00%	
4500 Interest Income					
First United Checking		\$15.00	\$3.10	20.67%	\$1.57
First United MM		\$8,000.00	\$1,138.95	14.24%	\$485.21
Other					
4500 Return Check Charge		\$50.00	\$0.00	0.00%	
TOTAL INCOME					
		\$496,975.00	\$396,380.71	79.76%	\$33,062.86
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance		\$70,000.00	\$1,106.01	1.58%	\$609.71
5115 WD Park Maintenance		\$2,500.00	\$497.55	19.90%	\$320.00
5118 Veterans \$ 1st RSP Park		\$6,000.00	\$53.30	0.89%	\$26.65
5119 Firestone Park Maintenance		\$500.00	\$553.70	110.74%	\$268.65
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	\$3,900.00	65.00%	\$3,900.00
5155 PWD Contract (MUD)		\$64,000.00	\$11,125.40	17.38%	\$5,645.32
Total Grounds Maintenance		\$183,100.00	\$17,235.96	9.41%	\$10,770.33
Insurance					
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%	
Total Insurance		\$15,000.00	\$7,627.00	50.85%	\$0.00
RV Storage Facilities					
5320 Maintenance		\$1,300.00		0.00%	
5340 Utilities		\$1,500.00	\$142.77	9.52%	\$74.92
5350 RV Covers		\$40,000.00			
Total Storage Facilities		\$42,800.00	\$142.77	0.33%	\$74.92

POA 2021-22 BUDGET BY MONTH

	2020-21 BUDGET	As of Oct 2021	%	Oct 2021
Operating				
5400 Acct/Mgmt Services	\$40,000.00	\$7,147.10	17.87%	\$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		0.00%	
5420-03 Recreation	\$2,500.00		0.00%	
5425 Legal	\$5,000.00	\$286.00	5.72%	\$286.00
5430 Pool Expense	\$9,000.00	\$2,052.49	22.81%	\$359.92
5440 Office Supplies	\$2,500.00	\$288.65	11.55%	\$182.41
5445 Other Operating Expense	\$2,300.00	\$266.20	11.57%	\$127.22
5450 Communications				
Total Operating	\$73,800.00	\$10,040.44	13.60%	\$4,506.06
Security				
5500 Wages	\$135,650.00	\$26,074.65	19.22%	\$10,347.20
5510 Payroll Taxes	\$15,048.00	\$2,112.29	14.04%	\$799.69
5515 Maintenance	\$2,400.00	\$930.22	38.76%	\$515.06
5530 Supplies / Small Eq	\$5,350.00	\$818.39	15.30%	\$818.39
5540 Telephone	\$1,380.00	\$307.48	22.28%	
5550 Utilities	\$3,360.00	\$284.65	8.47%	\$143.39
5560 Misc - Tags, Uniforms	\$1,280.00			
Total Security	\$164,468.00	\$30,527.68	18.56%	\$12,623.73
Streets				
5600 Repair/Reseal/Maint.	\$30,000.00	\$108.29	0.36%	
5605 Drainage	\$95,000.00		0.00%	
5620 Signs	\$500.00	\$92.50		\$92.50
Total Streets	\$125,500.00	\$200.79	0.16%	\$92.50
Taxes				
5700 Property Taxes	\$3,150.00	\$0.00	0.00%	
Total Taxes	\$3,150.00	\$0.00	0.00%	\$0.00
7009 Bank Service Charge		-\$22.00		
TOTAL EXPENSES	\$607,818.00	\$65,752.64	10.82%	\$28,067.54
Total Income	\$496,975.00	\$396,380.71		\$33,062.86
Income - Expenses	(\$110,843.00)	\$65,752.64		\$28,067.54
		\$330,628.07		\$4,995.32
From Reserves For:				
Maintenance-Streets-Rv Covers	\$ 110,843.00			
	\$ 607,818.00			
EX-POA 2020-21 Budget by mo				
Approved 8/10/21				