

Meadowlakes Property Owners Association Annual Meeting Minutes

October 12, 2019

President - Joe Summers

Vice President - Vacant Position

Absent - Secretary Kevin Soliz

Treasurer - Dottie Stueckroth

Parks & Streets - Jim Woods

Security Gate - Jerrial Wafer

1. Call to Order - President Joe Summers
2. Prayer - Director Jim Woods
3. Pledge of Allegiance - President Joe Summers
4. Roll Call - Director Kevin Soliz Absent, Vice-President Vacant, R V Storage Vacant.
5. President Joe Summers notified audience that Steve Newton submitted letter of resignation on 10/04/2019.
 - a. Therefore today's election will pick (6) new Directors rather than the (5) that were posted for election at City Hall and on the POA website.
6. Approval of 2017/2018 Annual Meeting Minutes
 - a. City Councilman Gerry Mason (406 Firestone) motion to Approve
 - b. Second Bob Brown (129 Pinehurst)
 - c. Passed by voice vote of audience.
7. Treasurer Report - Dottie Stueckroth
 - a. 2018/2019 Financials were handed out to audience
 - b. Director Dottie Stueckroth asked for questions.
 - c. An unidentified member requested an explanation for the (\$15,781.00) deficit?
 - d. Director Jim Woods stated that Street Repairs were not sufficiently budgeted for fiscal year 2018/2019.
 - e. The unidentified member questioned, where does this money come from?
 - f. Director Jim Woods stated the monies came from the Reserves thus the budget is showing a deficit.
 - g. Pam Pond (170 Broadmoor) questioned what dollar amount the Board of Directors keeps in Reserves.
 - h. Director Jim Woods stated his opinion is that the POA Board has too much money in Reserves.
8. Board Members Reports
 - a. Security Gate - Director Jerrial Wafer

- i. Director Jerrial Wafer notified the Members that the Security Gate has 65 years of experience at the facility
 - 1. Morris Clark has 29 years of service
 - 2. Harvey Raschke has 14 years of service
 - 3. Sonny Vaughan has 7 years of service
 - 4. Cheryl Roberts has 6 years of service
 - 5. Kym Huber has 3 years of service
 - 6. Heather Vaughn (3 Fairway) has 3 years of service
 - 7. Bob Engle has 1 year of service
 - 8. Wendell Gartamaker has 1 year of service
 - 9. Joseph Raffles (329 Firestone) has 1 year of service
- ii. Director Jerrial Wafer reminded Members that he has been a backup for the past Director of Security, Len Fate, for the first two terms that he was on the POA Board of Directors, in addition to serving his normal duties as Vice President, which began in fiscal year 2014/2015. Director Jerrial Wafer's duties were to attend City of Meadowlakes Building Committee meetings and planning annual Community functions such as the Memorial Day Picnic and 4th of July Parade. Christmas Lighting contest was added to those duties and the supervision of the Welcoming Committee and Recreational Funding Committee.
- iii. Currently serving third term on the POA Board of Directors as the Director of Security.
- iv. 418 security decals were issued in fiscal year 2017/2018
- v. 495 security decals were issued in fiscal year 2018/2019
- vi. And thus far in fiscal year 2019/2020 66 decals have been issued
- b. Parks and Streets - Director Jim Woods
 - i. Director Jim Woods was appointed in April 2019 by the POA Board of Directors to fill the position vacated by Director Jennifer Virdell (308 Limestone).
 - ii. Meadowlakes Drive was resurfaced from Hidden Falls Restaurant (220 Meadowlakes) north to the intersection of Firestone Place (104 Meadowlakes).
 - 1. The center stripping of Meadowlakes Drive still needs to be completed in fiscal year 2019/2020.
 - 2. Director Jim Woods has budgeted \$60,000.00 for preventative street maintenance for fiscal year 2019/2020.
 - iii. October 2018 flood has devastated Lakeside Park, Director Jim Woods thanked the City of Meadowlakes for their assistance in cleaning the facility.
 - 1. Trees will need to be pruned at Lakeside Park at Landis residence (321 Meadowlakes) in fiscal year 2019/2020.
 - iv. Dollar Park will need the following repairs in fiscal year 2019/2020, a landscape buffer from park visitors and residents on Stewart Street (300 block). Replace pea gravel with sand in play areas, and a new canopy for slide.
 - v. Director Jim Woods identified (3) areas of concern for drainage issues;
 - 1. Meadowlakes Drive and Broadmoor

- a. Current POA Board approved retrofitting culvert between Thelen residence (108 Broadmoor) and Meloy residence (106 Broadmoor) and the golf course.
 - b. Current 2018/2019 POA Board will dedicate \$43,000.00, not budgeted, to be paid from reserves for construction of grate on Broadmoor. This money was approved by a prior POA Board but never spent.
 - c. Construction should last (2) weeks depending upon the workload of City personnel.
 2. Firestone and Firestone Place
 3. Turkey Run and St. Andrews
 4. An engineering firm provided a bid for all (3) areas of concern but the price was extremely high.
 5. A question from an unidentified Member was "where does the water go" from the drainage located between Thelen residence (108 Broadmoor) and the Meloy residence (106 Broadmoor). Director Jim Woods stated it flows towards Pecan Valley and eventually dumps into Lake Marble Falls.
 6. Von Brookshire (406 Firestone) inquired where does the money for drainage come from? A budget deficit?
 7. Patricia Bentley (323 Meadowlakes) stated the grass along the bank of Lake Marble is above 6 feet high.
 8. Director Jim Woods stated the City of Meadowlakes should mow it when it reached that length.
 9. City Councilman Gerry Mason (406 Firestone) stated the City of Meadowlakes is working on a solution.
- c. R V Storage - Steve Newton Resigned his position on 10/04/2019. President Joe Summers read a prepared statement from Past Director Steve Newton.
- i. One of the most popular amenities in Meadowlakes is the RV Storage Facility
 - ii. You may have driven through the facility and noticed some parking spaces are empty. That means one of your neighbors is out enjoying their RV because our facility is 100% occupied with a waiting list.
 - iii. At current time all our 91 parking spaces are assigned to residents and all our users are paid up through 2019.
 - iv. The Meadowlakes Property Owners Association maintains a waiting list for residents wanting a parking spot at the RV Storage Facility. We have a total of (71) Uncovered and (20) Covered spaces. Today there are (17) residents on the waiting list for an uncovered parking spot and (44) residents on the waiting list for a covered parking spot. Call us anytime if you have a question.
 - v. This year we took (13) of the uncovered spaces and dedicated them for Larger RV's. (10) of these spaces are located on the south end of the facility and (3) are located along the north fence. These (13) spaces have ample room to maneuver your longest RV's and all are currently assigned to residents).

- vi. We have an excellent group of residents who use the RV Facility and the Meadowlakes Property Owners Board would like to thank them all.
 - vii. Residents are welcome to drive through the Facility anytime.
 - viii. President Joe Summers also noted the Past Director Steve Newton personally striped and constructed yellow markers to designate boundaries of each rented space.
 - ix. Pam Pond (170 Broadmoor) questioned if the POA Board would build more Covered Spaces and/or raise rates to accommodate the increase in demand?
- d. Celebrations - Past Director Richard Salinas resigned the post before the March 2019 Regular Meeting. Director Karla Stevens accepted position at the Regular Meeting in March 2019, moving from Treasurer. However, Director Karla Stevens resigned from the POA Board on 05/01/2019. The Board of Directors could not agree on a successor so the position remains vacant.
- i. Director Jerrial Wafer presented a summary of the Memorial Day Picnic, which was organized by President Joe Summers, which sold 215 plates of BBQ, and was catered by Wingman Brothers Smoke House (116 Broadmoor).
 - ii. A flag ceremony was performed by the Marble Falls Veterans of Foreign Wars.
 - iii. The 4th of July Parade consisted of 192+ participants with the following winners;
 - 1. Bicycle Division
 - a. Jack Tibbitts @ 315 Mahan - 1st Place
 - b. Tatum Thompson @ 285 Turkey Run - 2nd Place
 - c. Tucker Thompson @ 285 Turkey Run - 3rd Place
 - d. Abbey Blackington @ 138 Broadmoor - 4th Place
 - e. Chloe Humphreys @ 403 St. Andrews - 5th Place
 - 2. Scooter Division
 - a. Camille Platt @ 302 Columbine - 1st Place
 - b. Porter Schwartzenpurg @ 311 Columbine - 2nd Place
 - c. Pierce Schwartzenpurg @ 311 Columbine - 3rd Place
 - d. Emily Orefice @ 306 Meadowlakes Drive - 4th Place
 - 3. Golf Cart Division
 - a. Pam Pond @ 170 Broadmoor - 1st Place
 - b. Mike and Debbie Ingalsbe @ 115 Pinehurst - 2nd Place
 - c. Christina and Joey Hobbs @ 264 Meadowlakes Drive - 3rd Place
 - d. Mickey Loftin @ 293 Meadowlakes Drive - 4th Place
 - e. Brendon Eubanks @ 112 Meadowlakes Drive - 5th Place
 - 4. Kids Cars Division
 - a. Camden Kerr @ 170 Broadmoor - 1st Place
 - b. Hudson and Addison Hohenberger @ 267 Meadowlakes Drive - 2nd Place
 - c. Bria, Lyla and Preslee Berry @ 91 Pinehurst - 3rd Place
 - d. Riley Kerr @ 170 Broadmoor - 4th Place
 - iv. Director Jerrial Wafer thanks the following Community Volunteers for their help in organizing the event;
 - 1. Mike Barry @ 102 Broadmoor

2. Georgina Christy @ 436 St. Andrews
 3. Bill and Christina Forsythe @ 340 Colonial
 4. Jason Hohenberger @ 267 Meadowlakes Drive
 5. Jim and Mary Hollomon @ 352 Olympia Fields
 6. Kym Huber – Meadowlakes POA Security Guard
 7. Dalton Humphries @ 403 St. Andrews
 8. Debbie Ingalsbe @ 113 Pinehurst
 9. Glen and Dylan Jenkins @ 62 Augusta
 10. David and Patty Mouton @ 107 Broadmoor
 11. Steve and Debbie Newton @ 116 Meadowlakes Drive
 12. Doug and Sharon Nickel @ 52 Augusta
 13. Richard Prewitt @ 307 San Saba
 14. Joseph Raffles @ 329 Firestone, also Meadowlakes POA Security Guard
 15. Carolyn Reiley @ 231 Meadowlakes Drive
 16. Dottie Stueckroth @ 331 Firestone
 17. Tom Stueckroth @ 439 St. Andrews
 18. Marty and Florence Schulman @ 63 Augusta
 19. Jim and Pam Woods @ 345 Columbine
- v. Director Jerrial Wafer also thanked the Professional Volunteers and their Employers who help every year with the 4th of July Picnic;
1. Debbie Bindseil (213 Meadowlakes) - Burnet County Constable
 2. William Chandler - Burnet County Sheriff Department
 3. Chuck Dear – Marble Falls Volunteer Fire Department
 4. Leon Ingersoll – Burnet County Sheriff Department
 5. Thomas Jacobs – Marble Falls Volunteer Fire Department
 6. Steve Koenning (270 #A Braeburn Circle) – Burnet County Sheriff Department
 7. Ashley MacHarg – Marble Falls Area EMS
 8. Eric Molina – Burnet County Sheriff Department
 9. Kelly Nelson – Marble Falls Area EMS
 10. Darlene Parker – Marble Falls Area EMS
 11. Michael Phillips – Marble Falls Volunteer Fire Department
 12. SGT. Brian Richey – Burnet County Sheriff Department
 13. Tommy Salem – Marble Falls Volunteer Fire Department
 14. Angie Sierra – Marble Falls Volunteer Fire Department
- e. Secretary - Past Director Mel Hazelwood resigned position before the Regular Meeting in March 2019. Director Kevin Soliz (307 Limestone) volunteered for the Position and was confirmed by the Board at the Regular Meeting in March 2019.
- i. Director Kevin Soliz is absent, President Joe Summers read a prepared statement.
 1. The Meadowlakes Property Owners Association website was completed months ago and minutes of Meetings are being posted to the new web site. There have been several requests to post pictures from past

events, we can post them, Director Kevin Soliz needs photos, they can be sent to ksoliz@gmail.com or via USB drive.

2. The new Treasurer laptop setup has been completed with Office Software and access to the POA Quickbooks file on the City of Meadowlakes server. Director Dottie Stueckroth is in possession the new laptop.
 3. Director Kevin Soliz has documented all the account and passwords to operate and access the new laptop.
- f. Welcoming Committee - Chairperson Georgina Christy gave report;
1. Recognized Florence Schulman as Treasurer and Secretary of the Committee
 2. From 09/01/18 thru 08/31/2019 the Welcoming Committee visited (50) Home Owners, (23) Renters for a total of (73) visits. Of these (73) visits, there were (63) children welcomed to the Community.
 3. From 09/01/2019 thru 10/09/2019 the Welcoming Committee visited (12) Home Owners and (2) Renters for a total of (14) visits. Of these (14) visits, there were (14) children welcomed to the Community.
 4. Chairperson Georgina Christy stated there are currently (15) additional residents to visit.
 5. Welcoming Committee presents each new resident with a basket of goodies such as;
 - a. Goodies of food (symbolizes "never go hungry")
 - b. Honey (symbolizes "to enjoy the sweetness of life")
 - c. Salt (symbolizes "to have flavor & spice")
 - d. Candle (symbolizes "to always have light")
 - e. Broom & Brush Set (symbolizes "to sweep out the cobwebs of unhappiness and despair")
 6. Chairperson Georgina Christy and Treasurer Florence Schulman enjoyed visiting our new residents, some who have come from Alaska, Hawaii, and even the Island of St. Thomas.
 7. Chairperson Georgina Christy thanked City of Meadowlakes employee Paige Holmes (214 Meadowlakes) for providing the Welcoming Committee with names and addresses of our new residents.
- g. Nominating Committee – Chairperson Patty Wray (100 Pinehurst) gave results of today's election to President Joe Summers
- i. Chairperson Patty Wray recognized Members of the Election Committee
 1. Chairperson Patty Wray (100 Pinehurst)
 2. Judy Archer (271 Meadowlakes)
 3. Cheryl Fernandes (174 Turkey Run)
 4. Linda Landua (348 Columbine)
 - ii. Observers to verify vote count is fair and true were
 1. Karyn Mason (406 Firestone)
 2. Gloria Willinger (54 Augusta)
 - iii. Volunteers who check-in Members at today's meeting were

1. Georgina Christy (436 St. Andrews)
2. Florence Schulman (63 Augusta)

9. Old Business - NONE

10. New Business - NONE

11. Announcement of Election Results – Election Committee Chairperson Patty Wray

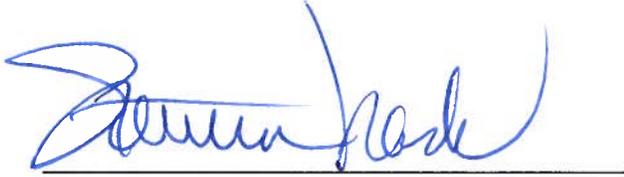
- a. 3-Year Term receiving 325 votes – Dottie Stueckroth (331 Firestone)
- b. 3-Year Term receiving 258 votes – Steve Nash (306 Meadowlakes)
- c. 2-year Term receiving 234 votes – Larson Lloyd (135 Marion)
- d. 2-Year Term receiving 219 votes – Mike Ingalsbe (115 Pinehurst)
- e. 1-Year Term receiving 206 votes – Cristi Clement (421 Meadowlakes)
- f. 1-Year Term receiving 187 votes – Mike Shaw (405 Firestone)
 - i. Remaining vote totals are;
 1. Receiving 153 votes is Dan Haggart (304 Mahan)
 2. Receiving 148 votes is Beverly Hughes (133 Broadmoor)
 3. Receiving 145 votes is Kevin Soliz (307 Limestone)

12. Fiscal Year 2019/2020 Annual Summary from President Joe Summers

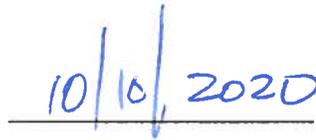
- a. President Joe Summers thanked outgoing Meadowlakes Property Owners Board Members
- b. Thanks to Patty Wray, Election Committee Members, and Observers.
- c. Extended appreciation and support for candidates not elected and personally encouraged them to serve our Community. Their participation is appreciated and necessary for the discussion of future policies within our Community.
- d. President Joe Summers thanked the City of Meadowlakes for their assistance in the aftermath of the October 2018 flood.
- e. President Joe Summers stated that a benefit of the City of Meadowlakes law suit, in October 2018, with the Meadowlakes Property Owners Association, was the dedication of excess funds, after expenses, from the RV Storage facility would be dedicated to provide entertainment that benefits the Community.
- f. President Joe Summers notified the Members of the audience that the 2017/2018 audit performed by Neffendorf and Knopp PC was a “clean” audit.
- g. President Joe Summers stated that Meadowlakes Memorial Park currently has 195 bricks dedicated to Veterans. This park was dedicated in February 2016.
- h. In April 2019, the City Contract Committee was created to study the new City Contract and/or seek alternative with outside contractors.
 - i. Members of this Committee operated under the supervision of Director Steve Newton.
 1. Chairperson Susan Bailey (314 Stewart)
 2. April Garrett (312 Columbine)
 3. Pam Pond (170 Broadmoor)
 - ii. President Joe Summers and Director Jim Woods negotiated a new (3) year contract with the City of Meadowlakes based upon annual CPI increases with a (365 day) contract termination clause. This (3) year contract has a (2) years extension clause.

- iii. This new contract with the City of Meadowlakes provides a memorandum of understanding that the City and the Meadowlakes Property Owners Association enter into a lease for the Hidden Falls Swimming Pool.
 - iv. President Joe Summers stated the next regular meeting is 11/12/2019 and workshop for 11/04/2019.
- 13. Director Dottie Stueckroth made motion to adjourn Annual Meeting
 - a. Seconded by Gracie Teegarden (282 Tureky Run)
 - b. A voice vote by the Members of the audience was accepted
- 14. Newly elected Board of Directors adjourned to the Pecan Room of the Hidden Falls Restaurant to pick officers for the 2019/2020 Board of Directors.
- 15. Past President Joe Summers advised the new Board of Meadowlakes Property Owners Association to keep the following Boards functioning
 - a. City Contract Committee led by Susan Bailey (314 Stewart)
 - b. Drainage Committee led by Past Director Jim Woods (345 Columbine)
 - c. Recreational Funding Committee led by Jennifer Virdell (308 Limestone)
 - d. Streets Committee led by Past Director Jim Woods (345 Columbine)
- 16. Past President Joe Summers reminded the newly elected Board of Directors that a "new management certificate" be completed and filed with Burnet County District Clerk.
 - a. Ann Little (141 Broadmoor and 314 San Saba) is the Meadowlakes Property Owners "Attorney of Record".
 - b. The new Board of Directors will need to approve the September 2019 Regular Meeting Minutes.
 - c. The new Board of Directors will need to appoint a Nominating Committee for 2019/2020 Annual Meeting, and if any Directors resign, to appoint replacements.
 - d. Past President Joe Summers offered his assistance if any circumstances arise for his advice.
 - e. Past President Joe Summers suggested the new Board of the Meadowlakes Property Owners Association should redo Revised By Laws that were adopted 10/08/2016.
 - i. The nominating of candidates needs to be more explicitly defined.
 - ii. Study the Articles of Incorporation adopted 09/12/1975.
 - iii. Study the First Amended CCR's adopted 10/09/1999.
- 17. Director Larson Lloyd made a motion to nominate Director Steve Nash as President
 - a. Seconded by Director Dottie Stueckroth
 - b. Director Mike Shaw made motion to nominate Director Mike Ingalsbe as President
 - i. Director Mike Shaw's motion "died" for lack of a second
 - c. Motion to appoint Director Steve Nash as President passed unanimously.
- 18. Director Larson Lloyd made motion to nominate Director Mike Ingalsbe as Vice-President
 - a. Seconded by Director Jerrial Wafer
 - b. Passed Unanimously.
- 19. President Steve Nash made motion to nominate Larson Lloyd as Director of R V Storage
 - a. Seconded by Director Mike Ingalsbe
 - b. Passed Unanimously
- 20. President Steve Nash made motion to nominate Director Dottie Stueckroth as Treasurer.
 - a. Seconded by Director Larson Lloyd.

- b. Passed Unanimously.
- 21. President Steve Nash made motion to nominate Director Cristi Clements as Secretary.
 - a. Seconded by Director Mike Ingalsbe
 - b. Passed Unanimously
- 22. President Steve Nash made motion to nominate Jerrial Wafer as Director of Security
 - a. Seconded by Director Mike Ingalsbe
 - b. Passed unanimously
- 23. Director Larson Lloyd made motion to adjourn
 - a. Seconded by Director Mike Shaw
 - b. Passed Unanimously
 - c. Meeting adjourned at 12:20PM



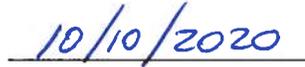
President – Steve Nash



Date



Director Security – Jerrial Wafer



Date