

Meadowlakes Property Owners Association Budget Workshop Meeting Minutes

July 20, 2020

Technical difficulties prevented the meeting from being Live streamed via the City Of Meadowlakes Face Book Web Page.

Vacant

Jerrial Wafer

Mike Ingalsbe

Absent - Steve Nash

Larson Lloyd

Dottie Stueckroth

Mike Shaw

- 1) Call to Order - Vice President Mike Ingalsbe – Live streaming via City of Meadowlakes Facebook Web Page was experiencing technical difficulties.
- 2) Pledge of Allegiance - Director Mike Shaw
- 3) Roll Call - President Steve Nash Absent, and Secretary position vacant
- 4) Discussion of 2020/2021 Fiscal Year Budget
 - a. Director Dottie Stueckroth notified the Board that the \$50.00 annual due rate increase would provide approximately \$50,600.00 in extra revenue for fiscal year 2020/2021.
 - b. Director Dottie Stueckroth stated the projected income from dues is \$405,000.00.
 - c. Director Dottie Stueckroth informed the Board of the amount of Revenues and/or Income the POA should expect for fiscal year 2020/2021. This amount totaled \$448,266.00.
 - d. Director Dottie Stueckroth suggested the POA Board go through the budget line-by-line and opened the topic up for discussion.
 - e. Each POA Director provided the POA Board with projected expenses for upcoming projects to better serve the Community.
 - f. There were considerable discussion and compromise from the Board over each line item such as;
 - i. Reduce swimming pool expenses from \$10,000.00 to \$7,500.00
 - ii. Increase swimming pool insurance expense from \$7,500.00 to \$10,000.00.
 - iii. Increase "other operating expenses" from \$2,000.00 to \$2,200.00.
 - iv. Leave \$200.00 in Communications, for a future POA Website.
 - v. Increase Lakeside Park Maintenance from \$3,500.00 to \$25,000.00
 - vi. Increase Dollar Park Maintenance from \$2,500.00 to \$15,000.00.
 - vii. Increase Fence Repair from \$2,000.00 to \$5,000.00
 - viii. Increase Tree Trimming from \$500.00 to \$2,500.00.

- ix. Increase Street Maintenance from \$100,000.00 to \$150,000.00.
- x. Reduce Drainage Repairs from \$185,000.00 to \$15,000.00
- xi. Increase Security Gate wages from 140,000.00 to \$148,760 for merit raises of employees.
- xii. Increase Security Gate payroll taxes from 8,092.12 to \$13,500.00.
- xiii. Increase Security Gate small equipment supplies from \$3,000.00 to \$4,000.00 for Covid-19 safety supplies.
- xiv. After lengthy discussions, Director Dottie Stueckroth stated with projected expenditures there would be a budget deficit of (\$93,000.00).
- g. Each Director began making cuts to their respective Departments.
- h. At 8PM, the deficit for fiscal year 2020/2021 was (\$24,594.00)
 - i. It was agreed, the POA Board Members will make additional cuts to ensure that the fiscal year 2020/2021 fiscal budget would be balanced.
- i. Vice President Mike Ingalsbe motion to adjourn
- j. Seconded by Director Larson Lloyd.
- k. Passed unanimously.
- l. Meeting adjourned at 8:07PM.

President – Steve Nash

Date

Secretary – Bill Raman

Date

ATTENDANCE

SIGN-IN SHEET MEADOWLAKES PROPERTY OWNERS ASSOCIATION

7/20/20
(Date)

6:00 PM
(Time of meeting)

Everyone in attendance of this meeting, please print and sign below. Initial if you wish to speak.

PRINTED NAME

SIGNATURE/REQUEST TO SPEAK

FLORENCE SCHULMAN

John + Joan Mattinson

PAT PRESTON

Florence Schulman

Joan H. Mattinson

7/20/2020

Meadowlakes POA Workshop

Monday July 20, 2020 at 6pm Masks Required-Limited Seating

Live Stream Available

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Discussion of 2020-2021 Budget
 - Review of 2019-2020 Budget
 - Committee Requests
 - Celebrations-Mike Ingalsbe
 - Road Maintenance and Parks-Mike Shaw
 - R V and Boat Storage-Larson Lloyd
 - Gate Security-Jerrial Wafer
 - Treasurer-Dottie Stueckroth
5. Adjournment

Mike Ingalsbe - Vice President

POA 2019-20 YTD AMENDED BUDGET

	2019-20 BUDGET	AsOf June'20	%	NEW 20-21
INCOME				
4000 Association Fees	\$362,000.00	\$354,292.26	97.87%	\$405,000.00
4010 Lot Mowing Fee	\$9,000.00	\$8,675.00	96.39%	\$8,400.00
4020 Late Payment Penalty	\$5,000.00	\$5,895.03	117.90%	\$5,500.00
4021 Lien Filing Charge	\$100.00	\$40.00	40.00%	\$100.00
4050 RV Park Fees	\$16,000.00	\$17,521.00	109.51%	\$16,000.00
4055 Pool Income	\$8,000.00			
4060 Miscellaneous Income	\$3,000.00	\$4,187.00	139.57%	\$4,000.00
4080 Park Revenue	\$100.00	\$20.00	20.00%	\$100.00
4090 Road Impact Fees	\$2,800.00	\$3,500.00	125.00%	\$3,000.00
4500 Interest Income				
Checking	\$1,000.00	\$31.23	1.00%	\$100.00
MM	\$9,000.00	\$4,771.25	53.01%	\$6,000.00
Golf Course Interest	\$919.00	\$786.80	85.61%	\$66.00
Other				
4500 Return Check Charge	\$50.00			
TOTAL INCOME	\$416,969.00	\$399,719.57	95.86%	\$448,266.00
EXPENSES				
Maintenance / Repairs				
5105 LS Park Maintenance	\$3,500.00	\$1,737.75	49.65%	25,000.00 - 15,000.00
5115 WD Park Maintenance	\$2,500.00	\$2,044.20	81.77%	15,000.00 -
5118 Veterans \$ 1st RSP Park	\$1,500.00	\$245.06	16.34%	7500.00 - 500.00
5119 Firestone Park Maintenance	\$2,000.00			2000.00 - 500.00
5120 Supplies/Small Equipment	\$1,000.00	\$153.94	15.39%	1000.00 -
5135 Fence Repair	\$2,000.00	\$119.98	6.00%	5000.00 -
5140 Weed Control	\$500.00			500.00 -
5150 Tree Spraying	\$500.00	\$544.00	108.80%	600.00 -
5151 Tree Trimming	\$500.00	\$2,400.00	480.00%	2500.00 -
5155 PWD Contract (MUD)	\$64,000.00	\$53,504.08	83.60%	\$64,000.00
Total Grounds Maintenance	\$78,000.00	\$60,749.01	77.88%	\$64,000.00 117,100.00 -
Insurance				
5200 Worker's Comp	\$3,200.00	\$2,971.00	92.84%	\$3,200.00
5210 Liability	\$7,500.00	\$6,462.00	86.16%	\$7,000.00
5225 D & O Liability	\$3,200.00	\$3,775.00		\$4,200.00
Total Insurance	\$13,900.00	\$13,208.00	95.02%	\$14,400.00
RV Storage Facilities				
5320 Maintenance	\$1,000.00	\$183.46	18.35%	1200.00
5340 Utilities	\$1,500.00	\$1,060.02	70.67%	1500.00
Total Storage Facilities	\$2,500.00	\$1,243.48	49.74%	\$0.00

POA 2019-20 YTD AMENDED BUDGET

	2019-20 BUDGET	AsOf June'20	%	NEW 20-21
Operating				
5400 Acct/Mgmt Services	\$40,000.00	\$37,538.92	93.85%	\$40,000.00
5405 Annual Meeting	\$200.00	\$50.00	25.00%	\$200.00
5410 Audit	\$2,800.00	\$5,750.00	205.36%	\$3,000.00
5420-01 Welcome	\$1,200.00	\$340.00	28.33%	\$1,200.00
5420-02 Picnic/Celebrations	\$7,000.00	\$935.64	13.37%	7000.-
5420-03 Recreation	\$3,500.00	\$1,700.00	48.57%	\$3,148.30
5425 Legal	\$3,000.00	\$990.39	33.01%	\$3,000.00
5430 Pool Expense	\$10,000.00			10,000.-
5440 Office Supplies	\$2,000.00	\$1,574.71	78.74%	2200.- \$2,000.00
5445 Other Operating Expense	\$2,000.00	\$3,628.64	181.43%	2000.-
5450 Communications	\$200.00			
Total Operating	\$71,900.00	\$52,508.30	73.03%	\$52,548.30
Security				
5500 Wages	\$140,000.00	\$118,084.72	84.35%	148,760.00
5510 Payroll Taxes	\$12,600.00	\$9,736.61	77.27%	13,500.-
5515 Maintenance	\$4,000.00	\$2,337.45	58.44%	4000.-
5530 Supplies / Small Eq	\$3,000.00	\$1,977.11	65.90%	4000.-
5540 Telephone	\$1,200.00	\$929.57	77.46%	1200.-
5550 Utilities	\$2,000.00	\$1,594.18	79.71%	2000.-
Total Security	\$162,800.00	\$134,659.64	82.71%	\$0.00
				173,460.00
Streets				
5600 Repair/Reseal/Maint.	\$100,000.00	\$36,164.70	36.16%	150,000.-
5605 Drainage AMENDED 12/10/19	\$146,412.52	\$155,312.82	106.08%	15,000.-
5620 Signs	\$500.00			500.-
Total Streets	\$246,912.52	\$191,477.52	77.55%	\$0.00
				165,500.-
Taxes				
5700 Property Taxes	\$3,150.00	\$2,976.59	94.49%	\$3,078.94
Total Taxes	\$3,150.00	\$2,976.59	94.49%	\$3,078.94
7009 Bank Service Charge		\$2.17		
TOTAL EXPENSES (Amended)	\$579,162.52	\$456,824.71	78.88%	\$134,027.24
Total Income	\$416,969.00	\$399,719.57	95.86%	
Income - Expenses				-\$134,027.24
EX-POA 2019-20 YTD Budget				

173,460.00
162,800.-
10,660.00

9/20/2020

[illegible]

7/20/2020

Security Proposed Budget for 2020 / 2021

Acct#	Line Item	2020/2021 Dollar Amount
5500	Wages	148,760.00 (2) \$.50 Merit Raises for Personnel
5510	Payroll Taxes	13,500.00 Payroll taxes for Personnel Merit Raises
5515	Maintenance	4,000.00
5530	Supplies / Small Equipment	4,000.00 COVID-19 Safety Supplies
5540	Telephone	1,200.00
5550	Utilities	2,000.00
		173,460.00

POA 2019-20 YTD AMENDED BUDGET

	2019-20 BUDGET	As Of Apr'20	%	Apr-19	2020 vs 2019
Operating					
5400 Acct/Mgmt Services	\$40,000.00	\$30,850.92	77.13%	\$51,375.44	(\$20,524.52)
5405 Annual Meeting	\$200.00	\$50.00	25.00%	\$165.93	(\$115.93)
5410 Audit	\$2,800.00	\$5,750.00	205.36%	\$0.00	\$5,750.00
5420-01 Welcome	\$1,200.00	\$340.00	28.33%	\$434.12	(\$94.12)
5420-02 Picnic/Celebrations	\$7,000.00	\$635.64	9.08%	\$940.44	(\$304.80)
5420-03 Recreation	\$3,500.00	\$1,700.00	48.57%	\$2,248.30	(\$548.30)
5425 Legal	\$3,000.00	\$865.39	28.85%	\$3,013.01	(\$2,147.62)
5430 Pool Expense	\$10,000.00				
5440 Office Supplies	\$2,000.00	\$1,283.16	64.16%	\$357.47	\$925.69
5445 Other Operating Expense	\$2,000.00	\$3,610.57	180.53%	\$1,519.71	\$2,090.86
5450 Communications	\$200.00				
Total Operating	\$71,900.00	\$45,085.68	62.71%	\$60,054.42	(\$14,968.74)
Security					
5500 Wages	\$140,000.00	\$97,325.17	69.52%	\$85,592.75	\$11,732.42
5510 Payroll Taxes	\$12,600.00	\$8,092.12	64.22%	\$6,984.39	\$1,107.73
5515 Maintenance	\$4,000.00	\$1,889.77	47.24%	\$1,453.78	\$435.99
5530 Supplies / Small Eq	\$3,000.00	\$1,071.47	35.72%	\$1,345.68	(\$274.21)
5540 Telephone	\$1,200.00	\$826.94	68.91%	\$682.00	\$144.94
5550 Utilities	\$2,000.00	\$1,277.40	63.87%	\$1,226.88	\$50.52
Total Security	\$162,800.00	\$110,482.87	67.86%	\$97,285.48	\$13,197.39
Streets					
5600 Repair/Reseal/Maint.	\$100,000.00	\$36,164.70	36.16%	\$1,258.33	\$34,906.37
5605 Drainage AMENDED 12/10/19	\$146,412.52	\$148,333.94	101.31%	\$2,730.33	\$145,603.61
5620 Signs	\$500.00			\$132.50	(\$132.50)
Total Streets	\$246,912.52	\$184,498.64	74.72%	\$4,121.16	\$180,377.48
Taxes					
5700 Property Taxes	\$3,150.00	\$2,976.59	94.49%	\$3,078.94	(\$102.35)
Total Taxes	\$3,150.00	\$2,976.59	94.49%	\$3,078.94	(\$102.35)
7009 Bank Service Charge		\$1.12		\$10.00	(\$8.88)
TOTAL EXPENSES (Amended)	\$579,162.52	\$402,440.20	69.49%	\$242,276.65	\$160,163.55
Total Income	\$416,969.00	\$387,163.43	92.85%	\$393,928.96	(\$6,765.53)
Income - Expenses	(\$162,193.52)	-\$15,276.77		\$151,652.31	
EX-POA 2019-20 YTD Budget					

POA 2019-20 YTD AMENDED BUDGET

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Operating					
5400 Acct/Mgmt Services	\$40,000.00	\$30,850.92	77.13%	\$51,375.44	(\$20,524.52)
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5450 Communications	\$200.00				
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5500 Wages	\$140,000.00	\$97,325.17	69.52%	\$85,592.75	\$11,732.42
5510 Payroll Taxes	\$12,600.00	\$8,092.12	64.22%	\$6,984.39	\$1,107.73
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5540 Telephone	\$1,200.00	\$826.94	68.91%	\$682.00	\$144.94
5550 Utilities	\$2,000.00	\$1,277.40	63.87%	\$1,226.88	\$50.52
Total Security	\$162,800.00	\$110,482.87	67.86%	\$97,285.48	\$13,197.39
Streets					
5600 Repair/Reseal/Maint.	\$100,000.00	\$36,164.70	36.16%	\$1,258.33	\$34,906.37
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Total Income	\$416,969.00	\$387,163.43	92.85%	\$393,928.96	(\$6,765.53)
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EX-POA 2019-20 YTD Budget					