

**ANNUAL MEETING
OF THE
MEADOWLAKES PROPERTY OWNERS ASSOCIATION**

October 11, 2017

Joe Summers, President of the Meadowlakes Property Owners Association (Association), introduced himself to the attendees and called the annual meeting to order at 10:00 AM. Mel Hazlewood offered a Prayer, and Joe Summers led the Pledge of Allegiance.

Joe introduced the remaining Board Members in attendance as Jerrial Wafer, Mel Hazlewood, Amy Reeves, Joy Marcou, Gerry Mason, and Jim Woods. All Board members were present for the meeting. In addition to the Board members, 77 property owners eligible to vote were present, and 19 proxies for property owners eligible to vote were in attendance. The attendance and proxies constituted a quorum of the Meadowlakes Property Owners Association (Association).

Joe requested if Board Members had reviewed the proposed agenda of the Annual Meeting. Board members acknowledged and Joy Marcou motioned with Amy Reeves seconding approval of the Agenda. The Board members unanimously approved the Agenda.

Joe stated that the minutes to the prior Annual Meeting on October 8, 2016 were posted on each table before attendees and asked for any comments. Amy Reeves motioned with Jerrial Wafer seconding approval of the Minutes. The Board members unanimously approved the minutes.

Joe introduced the candidates for election to the Board for this annual meeting as Jason Hohenberger and Richard Salinas. Joe addressed the attendees that the Association Bylaws allowed members to nominate additional candidates from the floor. He asked if any nominees were to be made. Hearing none he stated that the number of candidates equaled the vacancies and asked for a motion for election of candidates. Joy Marcou motioned that the prospective candidates should be elected, and Amy Reeves seconded. Joe asked the members present to vote, and the candidates were elected unanimously.

The next agenda item was community comments.

Joe offered the floor to the Mayor of Meadowlakes, Mary Ann Raesener, for community comments. Mary Ann related several facts about the community:

- the current population of the community is about 2,000 people;
- the available lots for new construction will allow about 75 more residences within the community;
- this means that our tax base is about maxed out except for growth in property valuations;
- many of the new families moving to Meadowlakes are younger families with children;
- our resident consider the community a very safe place to raise a family;

- the City and the POA share split responsibilities for management of the community, noting the POA owns the streets, fences and gate, and the City owns the Golf Course and public works.; and
- she thanked Bill Raman for getting the tennis courts resurfaced.

She asked if any citizens had questions. The issue of replacing trash and recycling containers was raised and noted that negotiations with the service provider is still ongoing.

Joe followed the mayor's comments with happenings in the Association over the past year.

- He related that the Board has studied the storm water drainage issue within Meadowlakes over the last year. The Association engaged an engineering firm for assistance, and a multi-year plan to address the drainage issues at Turkey Run, Firestone Drive and Firestone Place, and at the intersection at the entrance of Meadowlakes. The planned actions will not eliminate water in the streets, but the intent is to mitigate the current flooding.
- He discussed the work done by the Recreation Committee to add a restroom facility at Dollar Children's Park, but opposition to the new facility was very strong and the decision was made to let the proposal die.
- The Committee will continue to look at other recreational changes, but with less disruption for neighbors.
- During the year, Len Fate moved from Meadowlakes and departed the Board, with Mel Hazlewood appointed by the Board to fill his position.
- New stone markers have been erected at the Lakeside Park, Military Veterans Memorial Park, and the 1st Responders Memorial Park.
- The 1st Responders Memorial Park was dedicated September 11, with exceptional participation by the community and local 1st Responders.
- The Association has joined with the City to build a website that has community items for both organizations.
- He related that during the year the Board accepted recommendations of its insurance agent and improved coverage at less cost.
- Joe stated that the Association was successful in the year meeting the needs of the community.

The next agenda item was citizen comments. A member congratulated Amy Reeves and her Recreation Committee for the Harvest Festival. A member asked that residents refrain from using construction trash containers as public dumps. Joe noted that the placement of public trash in a private construction container is illegal. A member informed the attendees that County Precinct 4 operates a recycle station at the Rodeo Grounds on US 281 south of Marble Falls, for large recyclable materials.

Citizen's comments were followed by the Treasurers Report. Joy Marcou presented the financial performance of the Association's budget year that ended 31 August 2017. Last year, the Association incurred a loss because of planned, but extraordinary expense for the final year of a 3-year streets maintenance plan. She noted that revenues were above plan for the year. The year-end balance of cash \$272 thousand in the general fund and \$27 thousand in the Park improvement fund. The current budget year projects a net gain

of recurring revenues over recurring expenses of about \$4 thousand. The Storm Water Drainage Plan mentioned by the President will start up during the current year, and will affect the year-end result.

Each Board member then reported on the areas of their individual responsibility.

Gerry Mason took the opportunity to thank City workers for their support of the Association, and he noted the close relationship between the City and the Association in meeting community needs. He related that the storm water drainage plan is much less costly than the engineer's plan and work will begin this year. He also noted that the deterioration of the perimeter fence along Dogleg and along Marble Falls Avenue S has been replaced with a substantially better structure that will last many years.

Mel Hazlewood reviewed security within the community. He started in June, following Len Fate who had been on the Board for over 10 years. He thanked the City employees that assist the security guards, noting the support in maintaining personnel, financial and decal records. And, he thanked the City staff for replacing the video monitoring system with the new video and audio system that is working very well. The security staff is the only employees of the Association and consists of 7 guards. Harvey heads the guards and performs the scheduling for 24/7 coverage of the gate. He asked that any issues with the security be brought to his attention. Mel recognized Constable Bindseil and offered her the opportunity for comments on security. She related that the County's alert program and the need for neighbors to meet their neighbors for security and assistance. She encouraged contact with her office for any security issues in the community. Mel suggested that her comments would be excellent input for the Newsletter.

Jerial Wafer stated that he represented the Association on the City's Planning and Zoning Committee and the Building Committee. This past year's celebrations were very successful, with the 4th of July and Memorial Day events especially notable. He thanked the volunteers for planning the events and for serving the residents of the community at the events. He stated that the 1st Responders Memorial Park was dedicated on September 11, and the local 1st Responders organizations participated well in the ceremony. All in all, the community and volunteers made for a successful year of celebrations.

Amy Reeves mentioned that she would be leaving the Board as director for RV Storage. Currently, all RV storage spaces are 100 percent full with about 30 names on each waiting list for uncovered and covered storage. Some of the lighting at the storage facility is not working, and the City is troubleshooting to assess repair or replacement.

The next agenda item was reports by committees. Amy Reeves serves as head of the Recreation Committee and summarized the past year's efforts. She noted that she would be continuing on the Recreation Committee, despite leaving the Board. She discussed the Harvest Festival the prior week and pointed out the success of the entertainment night with vocalist and songwriter John Arthur Martinez. Other participation at the Festival was less than the prior year, and the Committee will evaluate the different venues and which to continue. The Committee will continue to look for new opportunities for community interaction; including walk-a-thons, 'know-your-neighbor' parties, and future evening entertainment. She asked the community to bring ideas to the Committee.

Georgina Christy is head of the Welcoming Committee. She thanked her partner on the Committee Florence Schulman and other volunteers for their effort during the year. During the year, the Committee conducted 83 visits to new residents. And, the Committee started recognizing the number of families with children starting in May. During the period May through August, 27 children became new residents of Meadowlakes. Georgina noted these statistics demonstrate the changing demographic of Meadowlakes. She reiterated her thanks to the volunteers and to the Security director for providing excellent information for identifying new residents.

Joe noted the next agenda item was old business, but there was no unfinished business from the prior Annual Meeting.

And, he noted there was no new business suggested for discussion during the current meeting.

Joe moved to closing comments. He thanked the Board members for their work during the year and acknowledged that Amy Reeves and Jim Woods would be departing the Board as members. He thanked the audience for attendance and asked they come to the monthly meeting when their schedule permitted. Joe asked that community members be polite to City workers and bring negative issues to the Board or to City officials. He mentioned that several residents in recent months have berated employees for items beyond their control. Joe recognized Georgina, who thanked the Board for their efforts during the year.

Joe stated that the Board would not have a regular monthly meeting in October because of the Annual Meeting. The next meetings will be a workshop on November 6 and monthly meeting on November 14.

Joe asked if there were additional business for consideration, and hearing none asked for a motion to adjourn. Amy motioned for adjournment and Gerry seconded the motion. Adjournment was approved unanimously at 12:15.

Joe called Board members together to elect officers of the Board. Jason Hohenberger and Richard Salina were not present for the meeting.

The officers were elected to the director positions as follows:

President and ACC: Joe Summers

Vice President and Security: Jerrial Wafer

Secretary: Mel Hazlewood

Treasurer: Joy Marcou

Celebrations: Richard Salinas

Parks and Streets: Gerry Mason

RV Storage: Jason Hohenberger

Minutes Recorded By:

James Woods, Secretary