

ANNUAL MEETING

MEADOWLAKES PROPERTY OWNERS ASSOCIATION

October 10, 2020

AGENDA

1. Welcome and Call to Order Steve Nash
2. Pledge of Allegiance
3. Roll Call/Record of Attendance Steve Nash
4. Announcement of Election Steve Nash
5. Approval of Minutes from 2019 Annual Meeting
6. Treasurers Report Dottie Stueckroth
7. Board of Directors/Committee Reports
  - Security Gate: Jerrial Wafer
  - Parks and Maintenance Mike Shaw
  - RV Storage Facility Larson Lloyd
  - Events/Celebrations Mike Ingalsby
  - Welcome Committee Georgina Christy
  - Nominating Committee Barbara Bluhm
8. Old Business
9. New Business
10. Election Results Judy Archer
11. Annual Summary Steve Nash
12. Next POA Board of Directors Meeting: November 10
13. Call for Adjournment

# 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

- 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).

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 Jerral Wafer also thanked the Professional Volunteers and their Employers who help every year with the 4<sup>th</sup> 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 Koening (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

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.

**POA 2019-20 YTD  
FINAL AMENDED BUDGET**

		<u>2019-20 BUDGET</u>					
				As Of Aug'20	%	Aug-19	2020 vs 2019
<b>INCOME</b>							
4000	Association Fees	\$362,000.00		\$366,019.76	101.11%	\$357,554.33	\$8,465.43
4010	Lot Mowing Fee	\$9,000.00		\$8,525.00	94.72%	\$9,450.00	(\$925.00)
4020	Late Payment Penalty	\$5,000.00		\$9,370.03	187.40%	\$5,278.50	\$4,091.53
4021	Lien Filing Charge	\$100.00		\$96.00	96.00%	\$80.00	\$16.00
4050	RV Park Fees	\$16,000.00		\$24,674.58	154.22%	\$16,356.50	\$8,318.08
4055	Pool Income	\$8,000.00					
4060	Miscellaneous Income	\$3,000.00		\$5,107.00	170.23%	\$3,302.00	\$1,805.00
4080	Park Revenue	\$100.00		\$0.00	0.00%	\$65.00	(\$65.00)
4090	Road Impact Fees	\$2,800.00		\$5,250.00	187.50%	\$3,500.00	\$1,750.00
<b>4500 Interest Income</b>							
	Checking	\$1,000.00		\$35.34	1.00%	\$27.71	\$7.63
	MM	\$9,000.00		\$5,625.09	62.50%	\$2,432.80	\$3,192.29
	Golf Course Interest	\$919.00		\$918.73	99.97%	\$1,947.89	(\$1,029.16)
	Other					\$127.91	(\$127.91)
4500	Return Check Charge	\$50.00				\$25.00	(\$25.00)
<b>TOTAL INCOME</b>		<b>\$416,969.00</b>		<b>\$425,621.53</b>	<b>102.08%</b>	<b>\$400,147.64</b>	<b>\$25,473.89</b>
<b>EXPENSES</b>							
<b>Maintenance / Repairs</b>							
5105	LS Park Maintenance	\$3,500.00		\$1,967.21	56.21%	\$15,218.01	(\$13,250.80)
5115	WD Park Maintenance	\$2,500.00		\$2,564.10	102.56%	\$1,564.76	\$999.34
5118	Veterans \$ 1st RSP Park	\$1,500.00		\$297.36	19.82%	\$261.60	\$35.76
5119	Firestone Park Maintenance	\$2,000.00				\$0.00	
5120	Supplies/Small Equipment	\$1,000.00		\$897.37	89.74%	\$772.24	\$125.13
5135	Fence Repair	\$2,000.00		\$926.17	46.31%	\$11,660.80	(\$10,734.63)
5140	Weed Control	\$500.00		\$114.94	22.99%		
5150	Tree Spraying	\$500.00		\$544.00	108.80%	\$283.20	
5151	Tree Trimming	\$500.00		\$4,843.75	968.75%		\$4,843.75
5155	PWD Contract (MUD)	\$64,000.00		\$64,170.08	100.27%	\$66,227.88	(\$2,057.80)
<b>Total Grounds Maintenance</b>		<b>\$78,000.00</b>		<b>\$76,324.98</b>	<b>97.85%</b>	<b>\$95,988.49</b>	<b>(\$19,663.51)</b>
<b>Insurance</b>							
5200	Worker's Comp	\$3,200.00		\$2,971.00	92.84%	\$2,741.00	\$230.00
5210	Liability	\$7,500.00		\$6,462.00	86.16%	\$6,462.00	\$0.00
5225	D & O Liability	\$3,200.00		\$3,775.00		\$3,175.00	\$600.00
<b>Total Insurance</b>		<b>\$13,900.00</b>		<b>\$13,208.00</b>	<b>95.02%</b>	<b>\$12,378.00</b>	<b>\$830.00</b>
<b>RV Storage Facilities</b>							
5320	Maintenance	\$1,000.00		\$435.94	43.59%	\$52.23	\$383.71
5340	Utilities	\$1,500.00		\$1,231.27	82.08%	\$1,196.19	\$35.08
<b>Total Storage Facilities</b>		<b>\$2,500.00</b>		<b>\$1,667.21</b>	<b>66.69%</b>	<b>\$1,248.42</b>	<b>\$418.79</b>

**POA 2020-21 BUDGET**

		<b>2020-21 BUDGET</b>
<b>INCOME</b>		
4000 Association Fees		\$405,000.00
4010 Lot Mowing Fee		\$8,400.00
4020 Late Payment Penalty		\$6,000.00
4021 Lien Filing Charge		\$100.00
4050 RV Park Fees		\$16,000.00
4055 Pool Income		\$8,000.00
4060 Miscellaneous Income		\$4,000.00
4080 Park Revenue		\$100.00
4090 Road Impact Fees		\$3,000.00
<b>4500 Interest Income</b>		
Checking		\$100.00
Lone Star MM		\$8,000.00
Golf Course Interest		\$66.00
Other		
4500 Return Check Charge		\$50.00
		<b>\$458,816.00</b>
<b>TOTAL INCOME</b>		
<b>EXPENSES</b>		
<b>Maintenance / Repairs</b>		
5105 LS Park Maintenance		\$3,500.00
5115 WD Park Maintenance		\$2,500.00
5118 Veterans \$ 1st RSP Park		\$500.00
5119 Firestone Park Maintenance		\$500.00
5120 Supplies/Small Equipment		\$1,000.00
5135 Fence Repair		\$5,000.00
5140 Weed Control		\$500.00
5150 Tree Spraying		\$600.00
5151 Tree Trimming		\$2,500.00
5155 PWD Contract (MUD)		\$64,000.00
<b>Total Grounds Maintenance</b>		<b>\$80,600.00</b>
<b>Insurance</b>		
5200 Worker's Comp		\$3,200.00
5210 Liability		\$10,000.00
5225 D & O Liability		\$4,200.00
<b>Total Insurance</b>		<b>\$17,400.00</b>
<b>RV Storage Facilities</b>		
5320 Maintenance		\$1,000.00
5340 Utilities		\$1,500.00
<b>Total Storage Facilities</b>		<b>\$2,500.00</b>