

Meadowlakes POA Minutes

Annual Meeting: October 8, 2022

10:00 AM at Hidden Falls Bistro & Bar

Meeting called to order at 10:04 AM by Steve Nash

Pledge of Allegiance led by Steve Newton

Present: Steve Nash, Dottie Stueckroth, Bill Raman, Steve Newton, Kathy Kasperek Nicholl

Absent: Mike Shaw, Don Wheeler

Minutes: Dottie Stueckroth moved for the approval of the Minutes for the Annual Meeting held on October 9, 2021. The motion was seconded by Steve Newton, and it passed unanimously.

Election: Pursuant to Article VIII, Section 3(b), Steve Nash invited nominations for the Board from the floor. No nominations were made from the floor; and Mr. Nash therefore closed nominations and asked that the vote count for the election be finalized. Bill Raman thanked the Nominating Committee (John Aaron, Barbara Bluhm and Judy Gibbs) for its work in identifying and nominating three outstanding candidates (Steve Nash, Dottie Stueckroth, and Johnny Gillen) to run for the two positions that were opening due to expiration of terms. Near the end of the meeting, the volunteers overseeing the election announced that in a close election (in which votes representing over 300 of the lots were cast), Dottie Stueckroth and Steve Nash had received the most votes, and would therefore fill the two open three year terms on the Board. The POA Board thanks those who volunteered their time and assisted in the election - - (Dottie, please supply the names).

Member Comments: Georgina Christie thanked the Board Members for their service and time.

Board Reports:

Streets and Parks: Mike Shaw – Mr. Shaw was absent, but provided a written report (attached). The report was covered at the meeting by Steve Nash. A key point in the report is that, in order to take advantage of the somewhat rare opportunity provided by the lowering of the lake by the LCRA, the POA is proceeding with the construction of a retaining wall at Lakeside Park.

Treasurer: Dottie Stueckroth – Ms. Stueckroth summarized the financial status of the organization as reflected in the financial documents (attached).

RV Storage: – Steve Newton – All RV Spaces are currently assigned and the subject of use agreements for the coming year. There are 32 covered spaces and 59 uncovered spaces. Of the 32 covered spaces, ten covers were added within the last year. The POA has contracted for the covering of three additional spaces in the coming year.

Mr. Newton further announced that the POA was in the process of revising the RV Storage unit use agreement to a contract that requires execution only when one is initially assigned a space for use and is subject to renewal/extension by payment of the then-existing annual use fee - - subject to the terms and conditions of the use agreement.

Mr. Newton thanked Dottie Stueckroth for all of the assistance that she has provided in the administration and operation of the RV Storage facility.

Gate Security: Don Wheeler – Mr. Wheeler was absent, but provided a written report (attached). The report was covered at the meeting by Bill Raman. A key point was that Mr. Wheeler welcomes comments, but suggested that the comments be made through the Meadowlakes Property Owners page rather than through NextDoor.

Events and Celebrations: Kathy Kasperek Nicholl – Ms. Nicholl noted that having successful events required help and assistance from numerous volunteers for each and every event, and thanked all of the people who had assisted in making the events in the past year successful. She further stressed that such assistance would continue to be needed and would be appreciated in the coming year!

The next event is the Christmas Yard Decoration contest. The timing of the judging of the yards is typically coordinated with the school holiday break. However, the date on which the schools are scheduled to break this year provides a timing issue that will be addressed in the next several weeks. A time for judging the contest will be selected that weighs the likelihood of family travel immediately after the school break with the practicalities of having adequate time to properly judge the yards.

The Easter Egg hunt was a success with the quantity of eggs distributed by the Easter Bunny exceeding expectations. Expectations will be adjusted for the coming year.

At the Memorial Day Picnic, two veterans of greatly advanced years were honored for their service. The method of offering and selling tickets for the 2023 event will be modified in response to the experience gained in 2022, with it being likely that most tickets will be sold on the day of the event.

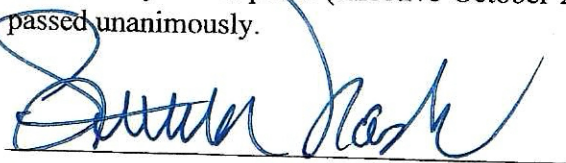
The Fourth of July Parade and event was well received and attended. Thanks were given to those who assisted in the judging of the parade entries and the awarding of recognition for outstanding entries. The KONA Ice was a big hit and will likely be repeated.

New Business: Bill Raman indicated that the support for the amendment of the restrictive covenants to set a minimum rental period of thirty days was extremely strong, with signatures for almost 500 lots having been already obtained against very few votes against the amendment. While a reasonable argument could be made that an overwhelming “majority” of those casting votes has already favored the amendment, signatures for a majority of all privately owned lots will be obtained to conclusively confirm approval of the amendment.

Steve Nash stated that the next meeting would be held on Wednesday, November 9, given that Tuesday is the day that the Mid-Term Election is occurring.

Motion to adjourn by Bill Raman. Second by Kathy Nicholl. Unanimous.

At the organizational meeting of the Board that is traditionally held by the Board immediately following the Annual Meeting in order for the Board to meet new Board members (if any) and select officers, Bill Raman moved that the Board accept his resignation, effective as of October 20, 2022, and (pursuant to Article VIII, Section 2 of the Bylaws) appoint Johnny Gillen to serve as Secretary in his place (effective October 20, 2022). Steve Nash seconded the motion and it passed unanimously.



Steve Nash, President



Johnny Gillen, Secretary

Those in Attendance Other Than Board Members:

Patty Wray
Peter & Colleen Goulet
Len Fate
Bill & Ida Moody
Bill Trembly
Judy Gibbs
Johnny Gillen
Florence Schulman
Molly Berg
Brent & Susan Fisher
Barbara Bluhm
Dianne Smith
Brenda Eubank
Livian & Richard Creasy
Pamela Woods
Mark Bentley
Georgina Christy
Carolyn Alexander
Breck & Lori Hundley
Jerriall Wafer

6 October, 2022

Director of Maintenance
Summary for Year 2021-2022

The past budget year has been somewhat of a challenge but there were several activities that we were able to complete.

1. Streets – The POA's maintenance of our streets remains a primary focus. This year the maintenance efforts included work on Meadowlakes Dr, Stewart, Mahan, Preston Trail, Dove and Marion.
2. Fence – Repair of damage following the storm in May. 6 separate locations throughout the community.
3. Parks – After several years of waiting the park on Firestone Dr. was opened to the public. The park on Firestone is a great addition of to the existing parks that are in our great community.
4. Storm drainage – The installation of underground storm drainage on Turkey Run was completed. This location was identified as the 2nd area within the community that really needed help by the 3rd party survey that was conducted back in 2016. This is in addition to the underground storm drainage system that was installed on Meadowlakes and Broadmoor in 2019.

Some thing to look forward to this coming year is a retaining wall being installed at Lakeside Park. This wall was planned to be installed last year but it was put on hold. Given the uncertainty of the economy this year the POA had not planned to do any major projects but with the LCRA surprise notification that the lake level would be dropped for three months we felt it prudent to take advantage of the opportunity to move forward with the retaining wall construction.

Meadowlakes POA Annual Report
As of August 31, 2022

YTD

Income \$487,291

Expenses \$582,563

Total Checking/Savings \$ 306,466

Income vs Expenses < \$95,272 >

98.05% Budgeted Income Received
95.84% Budgeted Expenses Paid

Dottie Stueckroth
Treasurer
10/8/22 Meeting

Notes:

Pool Operations 2021-22 Fiscal Year <\$3385> Loss

Association Fees collected as of September 2022 are down approx. \$4440.
From September 2021

POA 2021-22 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2021-22 BUDGET	As of AUG 2022	%	AUG 2022	2022-23
INCOME		YTD		Month	BUDGET
4000 Association Fees	\$425,000.00	\$410,942.24	96.69%	\$400.00	\$412,000.00
4010 Lot Mowing Fee	\$6,600.00	\$7,700.00	116.67%		\$7,700.00
4020 Late Payment Penalty	\$10,000.00	\$9,752.50	97.53%	\$140.00	\$9,000.00
4021 Lien Filing Charge	\$100.00	\$435.00	435.00%		\$400.00
4050 RV Park Fees	\$30,910.00	\$33,953.00	109.84%		\$33,000.00
4055 Pool Income	\$8,000.00	\$11,791.99	147.40%	\$2,263.04	\$8,500.00
4060 Miscellaneous Income	\$6,000.00	\$7,688.63	128.14%	\$730.00	\$7,000.00
4080 Park Revenue	\$300.00	\$150.00	50.00%		\$300.00
4090 Road Impact Fees	\$2,000.00	\$2,450.00	122.50%	\$350.00	\$2,000.00
4500 Interest Income					
First United Checking	\$15.00	\$24.42	162.80%	\$2.88	\$30.00
First United MM	\$8,000.00	\$2,403.02	30.04%	\$108.57	\$5,000.00
Other					\$0.00
4500 Return Check Charge	\$50.00		0.00%		\$50.00
TOTAL INCOME	\$496,975.00	\$487,290.80	98.05%	\$3,994.49	\$484,980.00
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$70,000.00	\$5,097.01	7.28%	\$1,353.19	\$15,000.00
5115 WD Park Maintenance	\$2,500.00	\$2,873.09	114.92%		\$2,500.00
5118 Veterans \$ 1st RSP Park	\$6,000.00	\$7,612.99	126.88%	\$147.28	\$2,500.00
5119 Firestone Park Maintenance	\$500.00	\$3,086.52	617.30%		\$2,500.00
5120 Supplies/Small Equipment	\$1,000.00		0.00%		\$1,000.00
5122 Memorial Tree Program		\$1,017.28			
5135 Fence Repair	\$32,000.00	\$45,979.94	143.69%		\$25,000.00
5140 Weed Control	\$500.00	\$635.50	127.10%		\$1,000.00
5150 Tree Spraying	\$600.00		0.00%		\$600.00
5151 Tree Trimming	\$6,000.00	\$3,915.98	65.27%		\$6,000.00
5155 PWD Contract (MUD)	\$64,000.00	\$67,578.60	105.59%	\$5,645.32	\$64,000.00
Total Grounds Maintenance	\$183,100.00	\$137,796.91	75.26%	\$7,145.79	\$120,100.00
Insurance					
5200 Worker's Comp	\$3,100.00	\$2,984.00	96.26%	\$0.00	\$3,100.00
5210 Liability	\$8,000.00	\$7,627.00	95.34%		\$8,000.00
5225 D & O Liability	\$3,900.00	\$3,775.00	96.79%		\$3,900.00
Total Insurance	\$15,000.00	\$14,386.00	95.91%	\$0.00	\$15,000.00
RV Storage Facilities					
5320 Maintenance	\$1,300.00	\$648.58	49.89%	\$186.96	\$1,500.00
5340 Utilities	\$1,500.00	\$2,928.05	195.20%	\$117.69	\$1,800.00
5350 RV Covers	\$40,000.00	\$45,345.00	113.36%		\$20,000.00
Total Storage Facilities	\$42,800.00	\$48,921.63	114.30%	\$304.65	\$23,300.00

FOR 2021-22 BUDGET BY MONTH

	2021-22 BUDGET	As of AUG 2022	%	AUG 2022	2022-23
Operating		YTD		Month	BUDGET
5400 Acct/Mgmt Services	\$40,000.00	\$42,652.20	106.63%	\$3,550.51	\$40,000.00
5405 Annual Meeting	\$1,000.00		0.00%		\$1,000.00
5410 Audit	\$3,500.00	\$3,250.00	92.86%		\$3,400.00
5420-01 Welcome Committee	\$1,000.00	\$603.37	60.34%		\$300.00
5420-02 Picnic	\$7,000.00	\$7,183.60	102.62%		\$8,000.00
5420-03 Celebrations/July 4th	\$2,500.00	\$2,111.74	84.47%		\$3,000.00
5425 Legal	\$5,000.00	\$390.00	7.80%		\$5,000.00
5430 Pool Expense	\$9,000.00	\$15,176.99	168.63%	\$3,750.41	\$12,000.00
5440 Office Supplies	\$2,500.00	\$2,830.49	113.22%	\$1,018.66	\$2,500.00
5445 Other Operating Expense	\$2,300.00	\$1,109.41	48.24%	\$201.21	\$1,500.00
5450 Communications					
Total Operating	\$73,800.00	\$75,307.80	102.04%	\$8,520.79	\$76,700.00
Security					
5500 Wages	\$135,650.00	\$133,001.78	98.05%	\$9,473.60	\$146,502.00
5510 Payroll Taxes	\$15,048.00	\$11,632.02	77.30%	\$1,026.75	\$16,718.00
5515 Maintenance	\$2,400.00	\$4,027.53	167.81%		\$4,100.00
5530 Supplies / Small Eq	\$5,350.00	\$4,129.25	77.18%	\$1,192.69	\$3,850.00
5540 Telephone	\$1,380.00	\$1,364.23	98.86%	\$94.49	\$1,380.00
5550 Utilities	\$3,360.00	\$2,859.53	85.11%	\$242.78	\$3,000.00
5560 Misc - Tags, Uniforms	\$1,280.00				\$600.00
Total Security	\$164,468.00	\$157,014.34	95.47%	\$12,030.31	\$176,150.00
Streets					
5600 Repair/Reseal/Maint.	\$30,000.00	\$52,270.60	174.24%		\$50,000.00
5605 Drainage	\$95,000.00	\$93,667.33	98.60%		\$15,000.00
5620 Signs	\$500.00	\$146.47	29.29%	\$53.97	\$500.00
Total Streets	\$125,500.00	\$146,084.40	116.40%	\$53.97	\$65,500.00
Taxes					
5700 Property Taxes	\$3,150.00	\$3,081.82	97.84%		\$3,150.00
Total Taxes	\$3,150.00	\$3,081.82	97.84%	\$0.00	\$3,150.00
7009 Bank fees		-\$30.00			
TOTAL EXPENSES	\$607,818.00	\$582,562.90	95.84%	\$28,055.51	\$479,900.00
Total Income	\$496,975.00	\$487,290.80		\$3,994.49	\$484,980.00
Expenses	(\$110,843.00)	\$582,562.90		\$28,055.51	\$479,900.00
Income - Expenses		-\$95,272.10		-\$24,061.02	\$5,080.00
From Reserves For:					Contingency
Maintenance-Streets-Rv Covers	\$ 110,843.00				
	\$ 607,818.00				

EX-POA 2020-21 Budget by mo
Approved 8/10/21

12th of 12 Mo

Meadowlakes POA Monthly Report
As of September 30, 2022

	<u>Month</u>	<u>YTD</u>
Income	\$ 348,553	\$348,553
Expenses	\$ 44,228	\$44,228
Total Checking/Savings	\$ 632,746	

Income vs Expenses September < \$315,181 >

74.11% Budgeted Income Received	1 of 12 Mo
9.22% Budgeted Expenses Paid	1 of 12 Mo

Dottie Stueckerath
Treasurer
10/8/22 Meeting

POA 2021-22 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2022-23	As of SEPT 2022	%	SEPT 2022	2022-23
	BUDGET	YTD		Month	BUDGET
INCOME					
4000 Association Fees	\$412,000.00	\$348,553.36	84.60%		\$412,000.00
4010 Lot Mowing Fee	\$7,700.00	\$5,400.00	70.13%		\$7,700.00
4020 Late Payment Penalty	\$9,000.00	\$4,940.00	54.89%		\$9,000.00
4021 Lien Filing Charge	\$400.00	\$32.00	8.00%		\$400.00
4050 RV Park Fees	\$33,000.00		0.00%		\$33,000.00
4055 Pool Income	\$8,500.00	-\$319.25	-3.76%		\$8,500.00
4060 Miscellaneous Income	\$7,000.00	\$275.00	3.93%		\$7,000.00
4080 Park Revenue	\$300.00		0.00%		\$300.00
4090 Road Impact Fees	\$2,000.00	\$350.00	17.50%		\$2,000.00
4500 Interest Income					
First United Checking	\$30.00	\$4.58	15.27%		\$30.00
First United MM	\$5,000.00	\$173.38	3.47%		\$5,000.00
Other	\$0.00				\$0.00
4500 Return Check Charge	\$50.00		0.00%		\$50.00
TOTAL INCOME	\$484,980.00	\$359,409.07	74.11%		\$484,980.00
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$15,000.00	\$149.98	1.00%		\$15,000.00
5115 WD Park Maintenance	\$2,500.00	\$367.89	14.72%		\$2,500.00
5118 Veterans \$ 1st RSP Park	\$2,500.00	\$73.30	2.93%		\$2,500.00
5119 Firestone Park Maintenance	\$2,500.00	\$215.20	8.61%		\$2,500.00
5120 Supplies/Small Equipment	\$1,000.00		0.00%		\$1,000.00
5122 Memorial Tree Program					
5135 Fence Repair	\$25,000.00		0.00%		\$25,000.00
5140 Weed Control	\$1,000.00	\$142.96	14.30%		\$1,000.00
5150 Tree Spraying	\$600.00		0.00%		\$600.00
5151 Tree Trimming	\$6,000.00		0.00%		\$6,000.00
5155 PWD Contract (MUD)	\$64,000.00	\$5,645.32	8.82%		\$64,000.00
Total Grounds Maintenance	\$120,100.00	\$6,594.65	5.49%	\$0.00	\$120,100.00
Insurance					
5200 Worker's Comp	\$3,100.00		0.00%	\$0.00	\$3,100.00
5210 Liability	\$8,000.00	\$7,627.00	95.34%		\$8,000.00
5225 D & O Liability	\$3,900.00		0.00%		\$3,900.00
Total Insurance	\$15,000.00	\$7,627.00	50.85%	\$0.00	\$15,000.00
RV Storage Facilities					
5320 Maintenance	\$1,500.00		0.00%		\$1,500.00
5340 Utilities	\$1,800.00	\$119.72	6.65%		\$1,800.00
5350 RV Covers	\$20,000.00	\$8,000.00	40.00%		\$20,000.00
Total Storage Facilities	\$23,300.00	\$8,119.72	34.85%	\$0.00	\$23,300.00

FOR 2021-22 BUDGET BY MONTH

	2022-23	As of SEPT 2022	%	SEPT 2022	2022-23
	BUDGET				BUDGET
Operating		YTD		Month	
5400 Acct/Mgmt Services	\$40,000.00	\$3,550.51	8.88%		\$40,000.00
5405 Annual Meeting	\$1,000.00		0.00%		\$1,000.00
5410 Audit	\$3,400.00		0.00%		\$3,400.00
5420-01 Welcome Committee	\$300.00	\$185.32	61.77%		\$300.00
5420-02 Picnic	\$8,000.00		0.00%		\$8,000.00
5420-03 Celebrations/July 4th	\$3,000.00		0.00%		\$3,000.00
5425 Legal	\$5,000.00		0.00%		\$5,000.00
5430 Pool Expense	\$12,000.00	\$1,247.88	10.40%		\$12,000.00
5440 Office Supplies	\$2,500.00	\$169.54	6.78%		\$2,500.00
5445 Other Operating Expense	\$1,500.00		0.00%		\$1,500.00
5450 Communications					
Total Operating	\$76,700.00	\$5,153.25	6.72%	\$0.00	\$76,700.00
Security					
5500 Wages	\$146,502.00	\$14,562.24	9.94%		\$146,502.00
5510 Payroll Taxes	\$16,718.00	\$1,247.96	7.46%		\$16,718.00
5515 Maintenance	\$4,100.00	\$567.82	13.85%		\$4,100.00
5530 Supplies / Small Eq	\$3,850.00	\$19.42	0.50%		\$3,850.00
5540 Telephone	\$1,380.00	\$104.71	7.59%		\$1,380.00
5550 Utilities	\$3,000.00	\$231.35	7.71%		\$3,000.00
5560 Misc - Tags, Uniforms	\$600.00				\$600.00
Total Security	\$176,150.00	\$16,733.50	9.50%	\$0.00	\$176,150.00
Streets					
5600 Repair/Reseal/Maint.	\$50,000.00		0.00%		\$50,000.00
5605 Drainage	\$15,000.00		0.00%		\$15,000.00
5620 Signs	\$500.00		0.00%		\$500.00
Total Streets	\$65,500.00	\$0.00	0.00%	\$0.00	\$65,500.00
Taxes					
5700 Property Taxes	\$3,150.00		0.00%		\$3,150.00
Total Taxes	\$3,150.00	\$0.00	0.00%	\$0.00	\$3,150.00
7009 Bank fees					
TOTAL EXPENSES	\$479,900.00	\$44,228.12	9.22%	\$0.00	\$479,900.00
Total Income	\$484,980.00	\$359,409.07		\$0.00	\$484,980.00
Expenses	\$479,900.00	\$44,228.12		\$0.00	\$479,900.00
Income - Expenses	\$5,080.00	\$315,180.95		\$0.00	\$5,080.00
From Reserves For:	Contingency			\$0.00	Contingency
Maintenance-Streets-Rv Covers					
EX-POA 2022-23 Budget by mo					
Approved 7/17/22					
		1st of 12 Mo			

POA GATE & SECURITY
REMARKS FOR ANNUAL MEETING

October 8, 2022

There were 424 Resident Vehicle Decals Issued last fiscal year 9/1/21 through 8/31/22 of which approx. 15 were for replacement decals either from windshield replacement or just really old. 94 Were Leasing resident vehicles the remaining 315 were for property owner vehicles.

There were quite a few changes made in the visitor overnight tag and the daily tag policies regarding the submission and guidelines for each type of pass. While not everyone agrees with everything we are doing the majority of residents have been very supportive of the guidelines and I really appreciate those that are seeking to make this a better process.

I still welcome comments on NextDoor; but when possible use the Meadowlakes Property Owners page and, when not, the Meadowlakes site.

On a positive side the 2021 Budget for the Gate was under my original anticipation giving us a small surplus and I was able to even further reduce it a little this year while still providing appropriate pay increases for the Guards.

Don Wheeler

POA Board Gate & Security Director

POA 2022 Annual Meeting

Name	Address
20 Pat & Shary	100 Pinehurst
21 Gillen Gould, Peter	105 Turkey Run
22 William Mary	29 Fairway Ln
23 James Joe	
24 Bill & the Moody	95 Pinehurst
25 Bill D. Tremblay	150 Pinehurst.
26 Judy Gibbs	125 Manica St.
27 Joanny Green	259 MEADOWLARKS DR.
28 Therese Schumann	63 Augusta Dr.
29 Michelle Margaret	124 Heather Rd
30 Michelle Doug	108 Turkey Run
31 Brent & Susan Fisher	124 Pinehurst St.
32 Barbara Blahm	325 Blahm St.
33 Diana Smith	407 Firestorm Dr
34	
35	
36	
37	
38	

(18)

POA 2022 Annual Meeting

Name	Address
1 Dotter Streetville	331 Frustrum
2 Brenda Coulbank	112 Meadowlakes Dr.
3 Gene Newton	116 M L D
4 Duane Richard Crenay	28 Meadowlakes Dr.
5 Pamela MacIsaac	345 Calum-burn St
6 Mark Bentley	323 Meadowlakes Dr.
7 Margie M. Clunish	436 St. Andrew.
8 Carolyn Clendenen	16 Fairway Lane
9 Bkell & Co. Hurdly	283 Madison Lakes Drive
10 JERRAL WATSON	61 August
11	
12	
13	
14	
15	
16	
17	
18	
19	