

Meadowlakes POA Board Meeting  
ANNUAL MEETING MINUTES  
October 12, 2024  
10:00 am at Hidden Falls Restaurant

Meeting was called to order at 10:00 am by Vice-President Mike Shaw.

POA Board Members Present:

Dottie Stueckroth, Mike Shaw, Don Wheeler, Kathy Nicholl, and David Andrews, establishing a quorum.

Absent: Steve Nash, Steve Newton

Pledge of Allegiance: Pledge was omitted as there was no flag.

Minutes: The minutes for the October 14, 2023, Annual Meeting were approved without comment and will be posted.

Presentation of Nominees:

- VP Shaw presented the two nominees for the two open positions on the POA Board – Kathy Nicholl and Jason Faulkner
- Pursuant to Article VIII, Section 3(b), of the By-Laws, VP Shaw invited nominations from the floor for the Board. There were none.
- Accordingly, VP Shaw closed the nominations and asked that the vote-count for the election be finalized.

POA Member Comments:

- Twenty-nine members were in attendance, representing about 1,000 lots in Meadowlakes. The sign-in sheet is attached.
- One member asked if there is a maximum amount the POA Board can raise the annual dues at one time?
  - o VP Shaw: The Board follows the By-Laws in this regard, and there is no set maximum. Any needed increase is determined at the annual budget review.
- One member suggested painting the golf cart crossings on our streets, for safety reasons. There are golf cart crossing signs, but paint could be better.
  - o VP Shaw: The suggestion will be considered carefully.

Board Reports:

1. Treasurer's Report – Dottie Stueckroth
  - a. The treasurer's report as of end-of-fiscal year 23-24 was submitted and unanimously approved, copy attached.
  - b. Annual financial review is in progress, saving approx. \$2900 versus a full audit.
    - i. A full audit was done last year at a cost of approx. \$5000.
    - ii. At the October 14, 2023, POA Annual Meeting, it was moved, seconded, and unanimously approved to have a "review" this year rather than a full "audit."
    - iii. Dottie pointed out our audits and financial reviews have always reported sound bookkeeping.
  - c. One member asked why the difference between the \$420,000 budgeted income and the \$404,970 actual income. The answer: Not everyone pays their dues.
2. Gate Operation – Don Wheeler
  - a. No issues to report with gate operations.
  - b. Don pointed out that in order to get a new auto-window sticker, an applicant must be a resident in good standing with the POA, with all dues paid.
  - c. Don noted that any resident is always welcome to call or text him with any question about gate operation. Phone **512-825-5251**
  - d. Regarding gate operations during Halloween 2024, the gate will be considered "open" until 10:00 pm, then back to normal operation.
    - i. A member asked if there will be a presence of law enforcement on Halloween evening.

1. Answer: Nothing more than usual. If there is a specific concern, call the Burnet County Sheriff, 512-756-8080.
    - ii. A member pointed out they had a late evening solicitor recently that was concerning.
      1. Answer: In any event like that, call the Sheriff
  - e. A member pointed out that in an election year, Federal law allows door-to-door campaigning.
3. Parks, Roads, and Perimeter Fence – Mike Shaw
- a. Mike reported routine maintenance of roads this fiscal year, costing approx. \$83,300.
  - b. Some park improvement projects were postponed due to budget considerations.
  - c. There were no major capital improvement projects envisioned or budgeted for this past fiscal year.
  - d. There will be some major street resurfacing activities in the next fiscal year. As required by law, the POA will get three bids for these jobs.
  - e. We have budgeted for resurfacing the parking area at Lakeside Park.
  - f. We are aware of needed fence repairs to deter deer encroachment.
  - g. A member asked about possible repairs and improvements to the boat ramp.
    - i. Mike replied this is being considered, along with possibly widening the boat ramp.
  - h. A member asked about the status of installing fiber optics internet service in Meadowlakes.
    - i. There was no new information to offer.
  - i. A member Barbara Bluhm asked about getting a broken curb repaired at her location on Mahan.
    - i. Mike indicated he would check it out.
4. RV Storage – Steve Newton, by Kathy Nicholl in Steve’s absence
- a. Steve Newton completed six years of voluntary, excellent service to this community on the POA Board. Thank you, Steve!
  - b. Kathy read a report from Steve, copied below:
 

“Dear Meadowlakes Residents,

“The POA maintains an RV Storage Facility for our Property Owners which is located at 91 Pinehurst St.

“In May we started a project to widen the spaces on the East side of our entrance. This portion of the Facility is considered our Small Vehicle Storage Spaces. We had several vacancies that month which allowed us to consolidate one of the spaces and add a foot to each of the remaining spaces. While the area was vacant, we painted new striping to widen each of the 15 spaces. This improvement has helped Users with backing up into these smaller parking spaces. During the summer we continued painting new striping on all the rest of our parking spaces also. Now with a fresh coat of paint all our parking spots are much easier to identify.

“All our Property Owners who use the Storage Facility have done a great job of keeping the area clean this year. This POA amenity is truly an asset for our community and one we can all be proud of. With continued strong leadership this Storage Facility will serve the residents of Meadowlakes for years to come. We would like to thank everyone who helped make this possible.

“Thanks for all your Support!  
 “Steve Newton, POA Storage Director”
5. Events and Celebrations – Kathy Nicholl
- Kathy had lots to report, starting with the Great Eclipse Party April 8! It was well attended and well received by all!
  - The next event is the first ever MeadowFest, combining the usual Halloween theme with an afternoon of fun, frolicking, and festivities.
  - The next “Meet and Greet” will be on November 5 from 5:50-6:30 at the Hidden Falls Bistro. We will meet our new City Manager.
  - Then comes Christmas 2024 and the need for three volunteers to judge the lawn decorations! If you can and will volunteer, please contact Kathy! **512-755-3970**

Election Results:

- Patti Wray presented the election results.
- There were 255 ballots received for filling the two open positions on the POA Board. As there were only two nominees for the two positions, they were elected. For the record, Jason Faulkner received 211 votes, and Kathy Nicholl received 258 votes
- VP Shaw complimented the Nominating Committee and the Voting Committee for a job well done.
  - Nominating Committee: Brenda Eubanks, Kay Hales, and Jeff Landua.
  - Voting Committee: Patti Wray, George Wray, Sherri Wingrove, and Linda Landua.

Old Business – None

New Business –

Dr. Jeff Gasaway, Superintendent for Marble Falls ISD, gave an excellent presentation advocating for the upcoming Voter Approval Tax Rate Election (V.A.T.R.E.) on November 5.

Adjournment:

There being no other business, a call for adjournment was made, seconded, and passed. Meeting adjourned at approx. 11:09 am.

*Mike Shaw*

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Mike Shaw, Presiding in President Steve Nash's Absence

*David Andrews*

\_\_\_\_\_  
David Andrews, Secretary

Meadowlakes Property Owners Association  
 Annual Meeting - October 12, 2024  
 Attendees

PLEASE PRINT NAME AND ADDRESS BELOW

Lillian & Richard Creasy 28 Fairway Ln.	Barbara Bluhm 301 Lyndestofe St.
JoAnne & Gibby Wiley 1 Fairway Lane	<del>Paula Andrews</del> 117 Flake Circle
<del>PAULA ANDREWS</del> 407 WICHITA	Nathie Hoover
Gale Shaw 405 Firestone Dr.	Georgina Christy (SW) 436 St. Andrews
OWEN WESSER 342 Mahan	Eric Tenner 339 Oly. Fields
PRIMWOODS 345 Columbus St	CAROLYN RICHMOND 116 Broadmoor St
Terry Smith 506 Mahan	
Peggy Smith 366 Mahan	
Cindy Fair 133 Pinckney	
Kay Hales 404 Juliette Dr.	
FLORENCE SCHULMAN 63 AUGUSTA DR.	
Bruce Hilmes 407 Spyglass St.	
John & Joan Mattinson Juniper	
John & Diane Smith	
Rick Hoover	
Diane Hernandez	
Molly Berg 407 Olympic Fields St	
DAVID NEYSES	

(25)  
(26)  
(29)

**POA AUGUST 2024**

[Fiscal Year Sept - Aug]	2023 - 24	YTD AUG 2024		August	2024-25
<b>INCOME</b>	<b>BUDGET</b>				<b>Budget</b>
4000 Association Fees	\$420,000.00	\$404,970.58	96.42%	\$415.00	\$494,000.00
4010 Lot Mowing Fee	\$5,000.00	\$4,800.00	96.00%		\$4,800.00
4020 Late Payment Penalty	\$10,000.00	\$6,868.28	68.68%	\$140.00	\$7,000.00
4021 Lien Filing Charge	\$100.00	\$40.00	40.00%		\$100.00
4050 RV Park Fees	\$33,600.00	\$32,295.00	96.12%	\$280.00	\$33,600.00
4055 Pool Income	\$8,500.00	\$622.79	7.33%		\$0.00
4060 Miscellaneous Income	\$6,000.00	\$3,915.01	65.25%	\$35.00	\$5,000.00
4080 Park Revenue	\$300.00	\$125.00	41.67%		\$100.00
4090 Road Impact Fees	\$5,600.00	\$1,400.00	25.00%		\$2,800.00
<b>4500 Interest Income</b>					
First United Checking	\$50.00	\$32.93	65.86%		\$50.00
First United MM	\$5,000.00	\$4,029.48	80.59%	\$1,207.17	\$11,000.00
Other		\$0.00			
4500 Return Check Charge	\$50.00	\$35.20	70.40%		\$50.00
<b>TOTAL INCOME</b>	<b>\$494,200.00</b>	<b>\$459,134.27</b>	<b>92.90%</b>	<b>\$2,077.17</b>	<b>\$558,500.00</b>
<b>EXPENSES</b>					
<b>Maintenance / Repairs</b>					
5105 LS Park Maintenance	\$10,000.00	\$8,290.98	82.91%	\$5,676.03	\$30,000.00
5115 WD Park Maintenance	\$30,000.00	\$1,921.85	6.41%	\$292.60	\$15,000.00
5118 Veterans \$ 1st RSP Park	\$1,500.00	\$577.81	38.52%	\$79.30	\$1,500.00
5119 Firestone Park Maintenance	\$1,500.00	\$1,818.94	121.26%	\$102.63	\$2,000.00
5120 Supplies/Small Equipment	\$1,000.00	\$46.33	4.63%		
5122 Memorial Tree Program		\$389.82			
5135 Fence Repair	\$10,000.00	\$7,891.60	78.92%		\$7,500.00
5140 Weed Control	\$1,000.00	\$1,023.12	102.31%		\$1,000.00
5150 Tree Spraying	\$1,000.00	\$395.00	39.50%		
5151 Tree Trimming	\$6,000.00	\$2,000.00	33.33%		\$5,000.00
5155 PWD Contract (MUD)	\$64,000.00	\$67,743.84	105.85%	\$5,645.32	\$67,744.00
<b>Total Grounds Maintenance</b>	<b>\$126,000.00</b>	<b>\$92,099.29</b>	<b>73.09%</b>	<b>\$11,795.88</b>	<b>\$129,744.00</b>
<b>Insurance</b>					
5200 Worker's Comp	\$3,100.00	\$2,480.00	80.00%		\$3,100.00
5210 Liability	\$8,000.00	\$8,971.00	112.14%		\$9,500.00
5225 D & O Liability	\$4,500.00	\$4,340.00	96.44%		\$4,500.00
<b>Total Insurance</b>	<b>\$15,600.00</b>	<b>\$15,791.00</b>	<b>101.22%</b>	<b>\$0.00</b>	<b>\$17,100.00</b>
<b>RV Storage Facilities</b>					
5320 Maintenance	\$1,000.00	\$383.44	38.34%	\$57.91	\$1,500.00
5340 Utilities	\$1,500.00	\$1,468.86	97.92%	\$113.46	\$1,500.00
5350 Camera's	\$2,000.00				\$0.00
<b>Total Storage Facilities</b>	<b>\$4,500.00</b>	<b>\$1,852.30</b>	<b>41.16%</b>	<b>\$171.37</b>	<b>\$3,000.00</b>



**POA AUGUST 2024**

	2023 - 24	YTD AUG 2024		AUGUST	2024-25
<b>Operating</b>	<b>BUDGET</b>				
5400 Acct/Mgmt Services	\$40,000.00	\$42,606.12	106.52%	\$3,550.51	\$42,606.00
5405 Annual Meeting	\$100.00	\$500.00	500.00%		\$500.00
5410 Audit	\$5,000.00	\$5,000.00	100.00%		\$2,500.00
5420-01 Welcome / Other	\$2,800.00	\$1,561.12	55.75%		\$2,800.00
5420-02 Memorial Day Picnic	\$7,000.00	\$3,917.91	55.97%		\$7,000.00
5420-03 July 4th	\$2,000.00	\$2,097.31	104.87%		\$2,500.00
5425 Legal / Filing	\$1,500.00	\$486.00	32.40%		\$1,500.00
5430 Pool Expense	\$12,000.00	\$4,118.46	34.32%		
5440 Office Supplies	\$2,500.00	\$1,890.25	75.61%	\$727.82	\$2,500.00
5445 Other Operating Expense	\$1,000.00	\$451.64	45.16%		\$1,000.00
5450 Communications	\$0.00				\$0.00
<b>Total Operating</b>	<b>\$73,900.00</b>	<b>\$62,628.81</b>	<b>84.75%</b>	<b>\$4,278.33</b>	<b>\$62,906.00</b>
<b>Security</b>					
5500 Wages	\$155,000.00	\$130,494.11	84.19%	\$15,524.50	\$160,000.00
5510 Payroll Taxes	\$14,000.00	\$10,659.81	76.14%	\$1,246.64	\$12,240.00
5515 Maintenance	\$4,100.00	\$2,261.25	55.15%	\$516.01	\$5,100.00
5530 Supplies / Small Eq	\$3,850.00	\$2,957.73	76.82%	\$529.42	\$4,850.00
5540 Telephone	\$1,600.00	\$1,552.88	97.06%	\$153.32	\$1,800.00
5550 Utilities	\$3,000.00	\$2,886.86	96.23%	\$257.87	\$3,000.00
5560 Misc - Tags, Uniforms	\$850.00		0.00%		
<b>Total Security</b>	<b>\$182,400.00</b>	<b>\$150,812.64</b>	<b>82.68%</b>	<b>\$18,227.76</b>	<b>\$186,990.00</b>
<b>Streets</b>					
5600 Repair/Reseal/Maint.	\$50,000.00	\$82,942.68	165.89%		\$100,000.00
5605 Drainage	\$15,000.00				\$7,500.00
5620 Signs	\$500.00	\$358.90		\$144.80	\$500.00
<b>Total Streets</b>	<b>\$65,500.00</b>	<b>\$83,301.58</b>	<b>165.89%</b>	<b>\$144.80</b>	<b>\$108,000.00</b>
<b>Taxes</b>					
5700 Property Taxes	\$3,150.00	\$3,134.59	99.51%		\$3,150.00
<b>Total Taxes</b>	<b>\$3,150.00</b>	<b>\$3,134.59</b>	<b>99.51%</b>		<b>\$3,150.00</b>
7009 Bank fees					
<b>TOTAL EXPENSES</b>	<b>\$471,050.00</b>	<b>\$409,620.21</b>	<b>86.96%</b>	<b>\$34,618.14</b>	<b>\$510,890.00</b>
<b>Total Income</b>	<b>\$494,200.00</b>	<b>\$459,134.27</b>	<b>92.90%</b>	<b>\$2,077.17</b>	<b>\$558,500.00</b>
<b>Expenses</b>	<b>\$471,050.00</b>	<b>\$409,620.21</b>	<b>86.96%</b>	<b>\$34,618.41</b>	<b>\$510,890.00</b>
<b>Income - Expenses</b>	<b>\$23,150.00</b>	<b>\$49,514.06</b>		<b>-\$32,540.97</b>	<b>\$47,610.00</b>
<b>To Reserves</b>	<b>\$23,150.00</b>				<b>\$43,110.00</b>
POA2023-24 BUDGET-		12th of 12 MO			
Adopted 8/8/2023					Adopted 8/13/2024