

Minutes of Meadowlakes POA Board Meeting
August 13, 2024
6:00 pm at Totten Hall

Meeting was called to order at 6:00 pm by President Steve Nash.

POA Board Members Present:

All present. Steve Nash, Kathy Nicholl, Dottie Stueckroth, Mike Shaw, Don Wheeler, Steve Newton, and David Andrews

Pledge of Allegiance: led by David Andrews.

Minutes: The minutes for the July 9, 2024, meeting were approved and will be posted.

POA Member Comments:

1. Six members in attendance: Florence Schulman; John and Joan Mattinson, Lynda Fry, Jason and Stephanie Faulkner
2. Member comments - None

Board Reports:

1. Treasurer's Report – Dottie Stueckroth
 - a. The treasurer's report as of July 2024 was submitted and unanimously approved, copy attached.
 - b. The proposed budget for 2024-2025 was submitted and unanimously approved, copy attached.
2. RV Storage – Steve Newton
 - a. No issues.
 - b. Five spaces out of 90 total are available for leasing.
3. Events and Celebrations – Kathy Nicholl
 - a. The next Mix and Mingle will be September 3, 5:30 pm at the Bistro, and will feature “Meet the Candidates” for the open POA Board positions.
 - b. Next community social event is Halloween, and a fun event at LS Park is planned.
 - c. Planning is underway for events in 2025
4. Parks and Roads – Mike Shaw
 - a. Roads
 - i. A new, marked-up map has been prepared to assist large truck drivers in avoiding difficult intersections and cul-de-sacs, and will be handed out at Gate
 - ii. The approved road impact fees have been clarified with the City
 - iii. The requested speed bumps for north end of Pinehurst Street have been received
 - b. Pool – Pool is closed due to holes developing in the flooring.
 - c. LS Park – A new irrigation pump will be installed soon, and the irrigation system will again be operational
5. Gate Operation – Don Wheeler
 - a. No issues

Old Business – None

New Business –

1. Steve Newton presented a proposal to revise the RV Storage Facility Rules in ways that will (1) tend to result in all the available slots being utilized, and (2) make management of the storage facility less burdensome. After discussion, the proposed revised rules were unanimously approved.

Adjournment:

Meeting adjourned at approx. 7:30 pm.

Steve Nash
Steve Nash, Presiding

David Andrews
David Andrews, Secretary

Meadowlakes POA Monthly Report

As of July 2024

	<u>Month</u>	<u>YTD</u>
Income	\$ 10,109	\$ 457,057
Expenses	\$ 46,126	\$ 374,867
Total Checking/Savings	\$ 332,378	

92.48% Budgeted Income Received 11 of 12 Mo
79.58% Budgeted Expenses Paid 11 of 12 Mo

Dottie Stueckroth
Treasurer
8/13/2024 Meeting

POA JULY 2024

[Fiscal Year Sept - Aug]	2023 - 24	YTD JULY 2024		JULY	2024-25
INCOME	BUDGET				
4000 Association Fees	\$420,000.00	\$404,555.58	96.32%	\$875.00	\$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	\$6,728.28	67.28%	\$284.73	\$7,000.00
4021 Lien Filing Charge	\$100.00	\$40.00	40.00%		\$100.00
4050 RV Park Fees	\$33,600.00	\$32,015.00	95.28%	\$7,705.00	\$33,600.00
4055 Pool Income	\$8,500.00	\$622.79	7.33%		\$0.00
4060 Miscellaneous Income	\$6,000.00	\$3,880.01	64.67%	\$145.00	\$5,000.00
4080 Park Revenue	\$300.00	\$125.00	41.67%	\$50.00	\$100.00
4090 Road Impact Fees	\$5,600.00	\$1,400.00	25.00%	\$700.00	\$2,800.00
4500 Interest Income					
First United Checking	\$50.00	\$32.93	65.86%	\$3.42	\$50.00
First United MM	\$5,000.00	\$2,822.31	56.45%	\$345.89	\$11,000.00
Other		\$0.00			
4500 Return Check Charge	\$50.00	\$35.20	70.40%		\$50.00
TOTAL INCOME	\$494,200.00	\$457,057.10	92.48%	\$10,109.04	\$558,500.00
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$10,000.00	\$2,614.95	26.15%	\$955.58	\$30,000.00
5115 WD Park Maintenance	\$30,000.00	\$1,629.25	5.43%	\$190.45	\$15,000.00
5118 Veterans \$ 1st RSP Park	\$1,500.00	\$498.51	33.23%	\$44.65	\$1,500.00
5119 Firestone Park Maintenance	\$1,500.00	\$1,716.31	114.42%	\$36.65	\$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%	\$1,908.40	\$7,500.00
5140 Weed Control	\$1,000.00	\$1,023.12	102.31%	\$16.97	\$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	\$62,098.52	97.03%	\$5,645.32	\$67,744.00
Total Grounds Maintenance	\$126,000.00	\$80,303.41	63.73%	\$8,798.02	\$129,744.00
Insurance					
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
Total Insurance	\$15,600.00	\$15,791.00	101.22%	\$0.00	\$17,100.00
RV Storage Facilities					
5320 Maintenance	\$1,000.00	\$325.53	32.55%	\$139.12	\$1,500.00
5340 Utilities	\$1,500.00	\$1,355.40	90.36%	\$113.27	\$1,500.00
5350 Camera's	\$2,000.00				\$0.00
Total Storage Facilities	\$4,500.00	\$1,680.93	37.35%	\$252.39	\$3,000.00
	2023 - 24	YTD JULY 2024		JULY	2024-25
Operating	BUDGET				
5400 Acct/Mgmt Services	\$40,000.00	\$39,055.61	97.64%	\$3,550.51	\$42,606.00
5405 Annual Meeting	\$100.00	\$500.00	500.00%		\$500.00

POA JULY 2024

5410 Audit	\$5,000.00	\$5,000.00	100.00%		\$2,500.00
5420-01 Welcome / Other	\$2,800.00	\$1,425.76	50.92%		\$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%	\$797.15	\$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%	\$1,161.06	
5440 Office Supplies	\$2,500.00	\$1,162.43	46.50%	\$24.88	\$2,500.00
5445 Other Operating Expense	\$1,000.00	\$451.64	45.16%		\$1,000.00
5450 Communications	\$0.00				\$0.00
Total Operating	\$73,900.00	\$58,215.12	78.78%	\$5,533.60	\$62,906.00
Security					
5500 Wages	\$155,000.00	\$114,969.61	74.17%	\$10,812.44	\$160,000.00
5510 Payroll Taxes	\$14,000.00	\$9,413.17	67.24%	\$866.15	\$12,240.00
5515 Maintenance	\$4,100.00	\$1,745.24	42.57%	\$151.16	\$5,100.00
5530 Supplies / Small Eq	\$3,850.00	\$2,428.31	63.07%	\$177.94	\$4,850.00
5540 Telephone	\$1,600.00	\$1,399.56	87.47%	\$152.66	\$1,800.00
5550 Utilities	\$3,000.00	\$2,628.99	87.63%	\$257.04	\$3,000.00
5560 Misc - Tags, Uniforms	\$850.00		0.00%		
Total Security	\$182,400.00	\$132,584.88	72.69%	\$12,417.39	\$186,990.00
Streets					
5600 Repair/Reseal/Maint.	\$50,000.00	\$82,942.68	165.89%	\$19,124.78	\$100,000.00
5605 Drainage	\$15,000.00				\$7,500.00
5620 Signs	\$500.00	\$214.10			\$500.00
Total Streets	\$65,500.00	\$83,156.78	165.89%	\$19,124.78	\$108,000.00
Taxes					
5700 Property Taxes	\$3,150.00	\$3,134.59	99.51%		\$3,150.00
Total Taxes	\$3,150.00	\$3,134.59	99.51%		\$3,150.00
7009 Bank fees					
TOTAL EXPENSES	\$471,050.00	\$374,866.71	79.58%	\$46,126.18	\$510,890.00
Total Income	\$494,200.00	\$457,057.10	92.48%	\$10,109.04	\$558,500.00
Expenses	\$471,050.00	\$374,866.71	79.58%	\$25,119.99	\$510,890.00
Income - Expenses	\$23,150.00	\$82,190.39		-\$36,017.14	\$47,610.00
To Reserves	\$23,150.00				\$43,110.00
POA2023-24 BUDGET-		11th of 12 MO			
Adopted 8/8/2023					Adopted 8/13/2024