

Minutes of Meadowlakes POA Board Meeting
December 12, 2024
6:00 pm at Totten Hall

The meeting was called to order at 6 pm.

Board: Steve Nash, Mike Shaw, Don Wheeler, Kathy Nicholl, Dottie Stueckroth, Jason Faulkner
Absent: David Andrews

Sheriff Deputy Richard Ciofi led pledge of allegiance

No citizen comments. Those in attendance: Richard & Lillian Creasy, Florence Schulman, & City Manager Will DeRoss

Financial Report by Dottie: Attached

POA received a clean audit. Suggestions by auditor, to plan for financial replacement of our assets & over the maximum FDIC coverage of funds in bank.

Dottie spoke with banker; she suggested a \$250,000 6 month CD. Will report back next month.

Storage Facility by Jason: One small space unable to fill. Four on the list for open space.

Discussion on revised storage rules, change to rule #10 that owners that are 30 days delinquent on POA dues are in default and considered Unauthorized User. Deleted rules # 11 & 12.

Motion made by Mike Shaw, seconded by Kathy Nicholl to approve, all in favor.

Events by Kathy: Christmas Decoration Contest had fewer participants due to early judging.

Winners will be announced in the Wednesday newsletter.

No meet & greet in January and probably not in February due to Kathy being unable to host.

Streets by Mike Shaw: Still inspecting streets and fences. Looking to repair holes in the fence where deer are getting in.

Gate by Don Wheeler: All about the same. Audie is back as guard.

New Business: Don gave update on new facility; County to pave the cart barn & temporary Pro shop will have restrooms.

Bridge on Ave N is still in the works.

A discussion with City Manager Will DeRoss about renewing City Contract with POA that is coming due October 1, 2025. Will indicated that the city will honor the current rate of \$110,350 per year on a new 2-year contract 2025 – 2027. Steve Nash made a motion that we accept, Jason seconded. All in favor.

Contract will be amended if Dottie no longer does the POA finances. (approximately \$40,000 increase.)

A discussion concerning pool expenses paid by POA will be addressed when the pool is reopened.

Mike Shaw motioned we adjourn, Jason seconded, all in favor at 7:27 pm

 Steve Nash

Steve Nash, Presiding

 David Andrews

Dottie Stueckroth for David Andrews, Secretary

Meadowlakes POA Monthly Report
As of November 2024

	<u>Month</u>	<u>YTD</u>
Income	\$ 13,414	\$ 482,740
Expenses	\$ 30,126	\$ 85,709
Total Checking/Savings	\$ 696,217	

86.44% Budgeted Income Received 3 of 12 Mo
16.78% Budgeted Expenses Paid 3 of 12 Mo

Dottie Stueckroth

Treasurer

12/10/24 December Meeting

POA NOVEMBER 2024

[Fiscal Year Sept - Aug]	2024-25	YTD November		November
INCOME	Budget	2024		
4000 Association Fees	\$494,000.00	\$467,847.00	94.71%	\$9,666.68
4010 Lot Mowing Fee	\$4,800.00	\$4,350.00	90.63%	\$150.00
4020 Late Payment Penalty	\$7,000.00	\$1,925.00	27.50%	\$560.00
4021 Lien Filing Charge	\$100.00		0.00%	
4050 RV Park Fees	\$33,600.00	\$655.00	1.95%	\$175.00
4055 Pool Income	\$0.00			
4060 Miscellaneous Income	\$5,000.00	\$705.00	14.10%	\$200.00
4080 Park Revenue	\$100.00	\$25.00	25.00%	
4090 Road Impact Fees	\$2,800.00		0.00%	
4500 Interest Income				
First United Checking	\$50.00	\$0.00	0.00%	
First United MM	\$11,000.00	\$7,208.26	65.53%	\$2,661.95
Other		\$0.00		
4500 Return Check Charge	\$50.00	\$25.00	50.00%	
TOTAL INCOME	\$558,500.00	\$482,740.26	86.44%	\$13,413.63
EXPENSES				
Maintenance / Repairs				
5105 LS Park Maintenance	\$30,000.00	\$4,948.77	16.50%	\$4,579.85
5115 WD Park Maintenance	\$15,000.00	\$814.93	5.43%	\$71.40
5118 Veterans \$ 1st RSP Park	\$1,500.00	\$85.30	5.69%	\$40.65
5119 Firestone Park Maintenance	\$2,000.00	\$113.45	5.67%	\$50.65
5120 Supplies/Small Equipment				
5122 Memorial Tree Program				
5135 Fence Repair	\$7,500.00	\$691.98	9.23%	\$670.00
5140 Weed Control	\$1,000.00	\$815.88	81.59%	
5150 Tree Spraying				
5151 Tree Trimming	\$5,000.00		0.00%	
5155 PWD Contract (MUD)	\$67,744.00	\$16,935.96	25.00%	\$5,645.32
Total Grounds Maintenance	\$129,744.00	\$24,406.27	18.81%	\$11,057.87
Insurance				
5200 Worker's Comp	\$3,100.00		0.00%	
5210 Liability	\$9,500.00	\$8,971.00	94.43%	
5225 D & O Liability	\$4,500.00		0.00%	
Total Insurance	\$17,100.00	\$8,971.00	52.46%	\$0.00
RV Storage Facilities				
5320 Maintenance	\$1,500.00	\$27.03	1.80%	
5340 Utilities	\$1,500.00	\$343.86	22.92%	\$115.12
5350 Camera's	\$0.00			
Total Storage Facilities	\$3,000.00	\$370.89	12.36%	\$115.12

POA NOVEMBER 2024

	2024-25	YTD November		November
Operating				
5400 Acct/Mgmt Services	\$42,606.00	\$10,651.53	25.00%	\$3,550.51
5405 Annual Meeting	\$500.00		0.00%	
5410 Audit	\$2,500.00	\$2,500.00	100.00%	\$2,500.00
5420-01 Welcome / Other	\$2,800.00	\$1,885.24	67.33%	\$965.41
5420-02 Memorial Day Picnic	\$7,000.00		0.00%	
5420-03 July 4th	\$2,500.00		0.00%	
5425 Legal / Filing	\$1,500.00		0.00%	
5430 Pool Expense	0	\$1.79		
5440 Office Supplies	\$2,500.00	\$479.27	19.17%	\$18.85
5445 Other Operating Expense	\$1,000.00		0.00%	
5450 Communications	\$0.00			
Total Operating	\$62,906.00	\$15,517.83	24.67%	\$7,034.77
Security				
5500 Wages	\$160,000.00	\$31,065.00	19.42%	\$10,324.00
5510 Payroll Taxes	\$12,240.00	\$2,469.37	20.17%	\$820.00
5515 Maintenance	\$5,100.00	\$570.80	11.19%	\$216.06
5530 Supplies / Small Eq	\$4,850.00	\$793.00	16.35%	
5540 Telephone	\$1,800.00	\$460.45	25.58%	\$153.81
5550 Utilities	\$3,000.00	\$734.70	24.49%	\$216.20
5560 Misc - Tags, Uniforms				
Total Security	\$186,990.00	\$36,093.32	19.30%	\$11,730.07
Streets				
5600 Repair/Reseal/Maint.	\$100,000.00		0.00%	
5605 Drainage	\$7,500.00			
5620 Signs	\$500.00	\$350.03		\$188.59
Total Streets	\$108,000.00	\$350.03	0.00%	\$188.59
Taxes				
5700 Property Taxes	\$3,150.00		0.00%	
Total Taxes	\$3,150.00	\$0.00	0.00%	
7009 Bank fees				
TOTAL EXPENSES	\$510,890.00	\$85,709.34	16.78%	\$30,126.42
Total Income	\$558,500.00	\$482,740.26	86.44%	\$13,413.63
Expenses	\$510,890.00	\$85,709.34	16.78%	\$30,126.42
Income - Expenses	\$47,610.00	\$397,030.92		-\$16,712.79
To Reserves	\$43,110.00			
POA2023-24 BUDGET-		3rd of 12 MO		
Adopted 8/8/2023	Adopted 8/13/2024			