

Minutes of Meadowlakes POA Board Meeting
February 11, 2025
6:00 pm at Totten Hall

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

POA Board Members:

Present: Steve Nash, Dottie Stueckroth, Mike Shaw, Jason Faulkner, Kathy Nicholl, and David Andrews, establishing a quorum.

Pledge of Allegiance: led by Mike Shaw.

Minutes: Minutes for the January 14, 2025, meeting were approved and will be posted.

POA Member Comments:

- Attending: Richard and Lillian Creasy, Charles Griego, Florence Schulman, John and Joan Mattinson, Johnnie and Robben Thompson, Carl Nicholl
- Comments: None

Board Reports:

- Treasurer's Report – Dottie Stueckroth
 - The treasurer's report as of January 2025 was submitted and unanimously approved, copy attached.
 - Dottie reported we have received 91% of our budgeted annual income and have spent 28% of our budgeted expenditures.
- RV Storage – Jason Faulkner
 - No known issues.
- Events and Celebrations – Kathy Nicholl
 - Kathy brought a sympathy card and a nice plant to be given to Don Wheeler's widow, Margaret, from the POA Board.
 - Next Meet and Greet, March 4, 5:30PM, at the Bistro, with hopefully a guest speaker from Backbone Nursery to discuss lawn care and other things as Spring approaches.
 - Then Easter at Dollar Park, Sunday April 20, 1:00PM, complete with an Easter Egg Hunt for the kids.
 - Memorial Day, Monday, May 26, celebrated at Lakeside Park
 - Barbeque by St. Fredericks Baptist Church
 - Military Honor Guard presentation
 - Mike Shaw is securing two more tables for the Pavillion at Lakeside Park
- Parks and Roads – Mike Shaw
 - Planning for road repairs continues, waiting on bids.
 - Anticipate road work beginning in the second quarter.

- Gate Operation – Johnnie Thompson
 - Sadly, gate operations manager Don Wheeler passed away unexpectedly. All attending shared a moment of silence in remembrance of Don.
 - Johnnie Thompson volunteered to serve out Don’s unexpired term (expires in 2026). Steve Nash called for a motion to appoint Johnnie to the Board for this purpose. The requested motion was made by David Andrews, seconded by Kathy Nicholl, and passed unanimously.
 - Charles Griego, gate guard and supervisor of guards, attended the meeting and shared a document that provides instructions and guidance to the guards. Charles and Johnnie will be updating this document.
 - It was pointed out that residents who are expecting after-hours guests (after 10PM) should notify the gate. A reminder should be placed in the City newsletter from time to time.

Old Business: None

New Business: None

Adjournment:

Meeting adjourned at approx. 6:35 pm.

 Steve Nash
Steve Nash, Presiding

 David Andrews
David Andrews, Secretary

Meadowlakes POA Monthly Report
As of January 2025

	<u>Month</u>	<u>YTD</u>
Income	\$ 11,860	\$ 509,248
Expenses	\$ 31,559	\$ 143,251
Total Checking/Savings	\$ 665,444	

91.18% Budgeted Income Received 5 of 12 Mo
28.04% Budgeted Expenses Paid 5 of 12 Mo

Dottie Stueckroth
Treasurer
2/11/25 Meeting

POA JANUARY 2025

[Fiscal Year Sept - Aug]	2024-25	YTD January		January
INCOME	Budget	2024		
4000 Association Fees	\$494,000.00	\$484,464.50	98.07%	\$7,265.00
4010 Lot Mowing Fee	\$4,800.00	\$4,650.00	96.88%	
4020 Late Payment Penalty	\$7,000.00	\$4,130.00	59.00%	\$1,155.00
4021 Lien Filing Charge	\$100.00		0.00%	
4050 RV Park Fees	\$33,600.00	\$655.00	1.95%	\$25.00
4055 Pool Income	\$0.00			
4060 Miscellaneous Income	\$5,000.00	\$1,240.00	24.80%	\$60.00
4080 Park Revenue	\$100.00	\$50.00	50.00%	\$700.00
4090 Road Impact Fees	\$2,800.00	\$1,400.00	50.00%	
4500 Interest Income				
First United Checking	\$50.00	\$0.00	0.00%	
First United MM	\$11,000.00	\$12,608.62	114.62%	\$2,630.22
Other		\$0.00		
4500 Return Check Charge	\$50.00	\$50.00	100.00%	\$25.00
TOTAL INCOME	\$558,500.00	\$509,248.12	91.18%	\$11,860.22
EXPENSES				
Maintenance / Repairs				
5105 LS Park Maintenance	\$30,000.00	\$5,305.43	17.68%	\$211.89
5115 WD Park Maintenance	\$15,000.00	\$2,069.75	13.80%	\$336.52
5118 Veterans \$ 1st RSP Park	\$1,500.00	\$209.25	13.95%	\$83.30
5119 Firestone Park Maintenance	\$2,000.00	\$275.40	13.77%	\$111.30
5120 Supplies/Small Equipment				
5122 Memorial Tree Program				
5135 Fence Repair	\$7,500.00	\$691.98	9.23%	
5140 Weed Control	\$1,000.00	\$855.87	85.59%	
5150 Tree Spraying				
5151 Tree Trimming	\$5,000.00		0.00%	
5155 PWD Contract (MUD)	\$67,744.00	\$28,226.60	41.67%	\$5,645.32
Total Grounds Maintenance	\$129,744.00	\$37,634.28	29.01%	\$6,388.33
Insurance				
5200 Worker's Comp	\$3,100.00	\$2,204.00	71.10%	
5210 Liability	\$9,500.00	\$8,971.00	94.43%	
5225 D & O Liability	\$4,500.00		0.00%	
Total Insurance	\$17,100.00	\$11,175.00	65.35%	\$0.00
RV Storage Facilities				
5320 Maintenance	\$1,500.00	\$27.03	1.80%	
5340 Utilities	\$1,500.00	\$575.66	38.38%	\$231.80
5350 Camera's	\$0.00			
Total Storage Facilities	\$3,000.00	\$602.69	20.09%	\$231.80

POA JANUARY 2025

	2024-25	YTD January		January
Operating				
5400 Acct/Mgmt Services	\$42,606.00	\$17,752.55	41.67%	\$3,550.51
5405 Annual Meeting	\$500.00	\$500.00	100.00%	
5410 Audit	\$2,500.00	\$2,500.00	100.00%	
5420-01 Welcome / Other	\$2,800.00	\$1,385.24	49.47%	
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	\$175.00	11.67%	\$150.00
5430 Pool Expense	0	\$1.79		
5440 Office Supplies	\$2,500.00	\$608.02	24.32%	\$94.46
5445 Other Operating Expense	\$1,000.00	\$303.95	30.40%	
5450 Communications	\$0.00			
Total Operating	\$62,906.00	\$23,226.55	36.92%	\$3,794.97
Security				
5500 Wages	\$160,000.00	\$58,235.10	36.40%	\$15,948.00
5510 Payroll Taxes	\$12,240.00	\$4,713.57	38.51%	\$1,355.59
5515 Maintenance	\$5,100.00	\$1,044.19	20.47%	\$315.88
5530 Supplies / Small Eq	\$4,850.00	\$1,367.71	28.20%	\$105.56
5540 Telephone	\$1,800.00	\$768.07	42.67%	\$153.81
5550 Utilities	\$3,000.00	\$1,185.08	39.50%	\$315.91
5560 Misc - Tags, Uniforms				
Total Security	\$186,990.00	\$67,313.72	36.00%	\$18,194.75
Streets				
5600 Repair/Reseal/Maint.	\$100,000.00		0.00%	
5605 Drainage	\$7,500.00			
5620 Signs	\$500.00	\$350.03		
Total Streets	\$108,000.00	\$350.03	0.00%	\$0.00
Taxes				
5700 Property Taxes	\$3,150.00	\$2,949.10	93.62%	\$2,949.10
Total Taxes	\$3,150.00	\$2,949.10	93.62%	\$2,949.10
7009 Bank fees				
TOTAL EXPENSES	\$510,890.00	\$143,251.37	28.04%	\$31,558.95
Total Income	\$558,500.00	\$509,248.12	91.18%	\$11,860.22
Expenses	\$510,890.00	\$143,251.37	28.04%	\$30,126.42
Income - Expenses	\$47,610.00	\$365,996.75		-\$19,698.73
To Reserves	\$43,110.00			
POA2023-24 BUDGET-		5th of 12 MO		
Adopted 8/8/2023	Adopted 8/13/2024			