

Minutes of Meadowlakes POA Board Meeting
January 14, 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, Don Wheeler, David Andrews
Absent: Jason Faulkner, Kathy Nicholl.

Pledge of Allegiance: led by Dottie Stueckroth.

Minutes: Minutes for the December 12, 2024 meeting were approved and will be posted.

POA Member Comments:

- Florence Schulman attended, without comment.

Board Reports:

1. Treasurer's Report – Dottie Stueckroth
 - a. The treasurer's report as of December 2024 was submitted and unanimously approved, copy attached.
 - b. Dottie reported we have received 89% of our budgeted annual income.
 - c. Dottie reported on her follow-up to the auditor's suggestion of placing some of our funds in a separate bank account to provide additional FDIC protection. Dottie found out this would result in significant loss of interest income. Steve Nash advised that our bank participates with other banks in insuring deposits so that moving funds may not be necessary. Dottie will secure written confirmation of this.
2. RV Storage – Jason Faulkner (Absent)
 - a. No known issues.
3. Events and Celebrations – Kathy Nicholl (Absent)
4. Parks and Roads – Mike Shaw
 - a. Road inspection in preparation for 2025 repairs is complete, and we will soon be out for competitive bids. This will be a major work project this year 2025.
 - b. Still working on fence repair plans.
5. Gate Operation – Don Wheeler
 - a. No issues other than the ongoing task of managing staff.

Old Business: None

New Business:

There was open discussion regarding any capital improvement projects for 2025. The POA is adding a half-court basketball court, envisioned as part of the new construction near the entrance, making use of an existing deck. Also, the POA will manage the new swimming pool when it opens, perhaps in 2026. Most of the funds from increased dues will go toward road repair in 2025, limiting our ability to provide additional projects.

Adjournment:

Meeting adjourned at approx. 6:55 pm.

Steve Nash

Steve Nash, Presiding

David Andrews

David Andrews, Secretary

Meadowlakes POA Monthly Report
As of December 2024

	<u>Month</u>	<u>YTD</u>
Income	\$ 14,648	\$ 497,388
Expenses	\$ 25,839	\$ 111,692
Total Checking/Savings	\$ 684,883	

89.06% Budgeted Income Received 4 of 12 Mo
21.86% Budgeted Expenses Paid 4 of 12 Mo

Dottie Stueckeroth
Treasurer
1/14/25 January Meeting

POA DECEMBER 2024

[Fiscal Year Sept - Aug]	2024-25	YTD December		December
	Budget	2024		
INCOME				
4000 Association Fees	\$494,000.00	\$477,199.50	96.60%	\$9,352.50
4010 Lot Mowing Fee	\$4,800.00	\$4,650.00	96.88%	\$300.00
4020 Late Payment Penalty	\$7,000.00	\$2,975.00	42.50%	\$1,050.00
4021 Lien Filing Charge	\$100.00		0.00%	
4050 RV Park Fees	\$33,600.00	\$655.00	1.95%	
4055 Pool Income	\$0.00			
4060 Miscellaneous Income	\$5,000.00	\$1,180.00	23.60%	\$475.00
4080 Park Revenue	\$100.00	\$25.00	25.00%	
4090 Road Impact Fees	\$2,800.00	\$700.00	25.00%	\$700.00
4500 Interest Income				
First United Checking	\$50.00	\$0.00	0.00%	
First United MM	\$11,000.00	\$9,978.40	90.71%	\$2,770.14
Other		\$0.00		
4500 Return Check Charge	\$50.00	\$25.00	50.00%	
TOTAL INCOME	\$558,500.00	\$497,387.90	89.06%	\$14,647.64
EXPENSES				
Maintenance / Repairs				
5105 LS Park Maintenance	\$30,000.00	\$5,093.54	16.98%	\$144.77
5115 WD Park Maintenance	\$15,000.00	\$1,733.23	11.55%	\$918.30
5118 Veterans \$ 1st RSP Park	\$1,500.00	\$125.95	8.40%	\$40.65
5119 Firestone Park Maintenance	\$2,000.00	\$164.10	8.21%	\$50.65
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	\$22,581.28	33.33%	\$5,645.32
Total Grounds Maintenance	\$129,744.00	\$31,245.95	24.08%	\$6,799.69
Insurance				
5200 Worker's Comp	\$3,100.00	\$2,204.00	71.10%	\$2,204.00
5210 Liability	\$9,500.00	\$8,971.00	94.43%	
5225 D & O Liability	\$4,500.00		0.00%	
Total Insurance	\$17,100.00	\$11,175.00	65.35%	\$2,204.00
RV Storage Facilities				
5320 Maintenance	\$1,500.00	\$27.03	1.80%	
5340 Utilities	\$1,500.00	\$343.86	22.92%	
5350 Camera's	\$0.00			
Total Storage Facilities	\$3,000.00	\$370.89	12.36%	\$0.00

POA DECEMBER 2024

	2024-25	YTD December		December
Operating				
5400 Acct/Mgmt Services	\$42,606.00	\$14,202.04	33.33%	\$3,550.51
5405 Annual Meeting	\$500.00		0.00%	
5410 Audit	\$2,500.00	\$2,500.00	100.00%	
5420-01 Welcome / Other	\$2,800.00	\$1,885.24	67.33%	
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	\$25.00	1.67%	\$25.00
5430 Pool Expense	0	\$1.79		
5440 Office Supplies	\$2,500.00	\$513.56	20.54%	\$34.29
5445 Other Operating Expense	\$1,000.00	\$303.95	30.40%	\$200.00
5450 Communications	\$0.00			
Total Operating	\$62,906.00	\$19,431.58	30.89%	\$3,809.80
Security				
5500 Wages	\$160,000.00	\$42,287.10	26.43%	\$11,222.10
5510 Payroll Taxes	\$12,240.00	\$3,357.96	27.43%	\$888.59
5515 Maintenance	\$5,100.00	\$728.31	14.28%	\$157.51
5530 Supplies / Small Eq	\$4,850.00	\$1,262.15	26.02%	\$469.15
5540 Telephone	\$1,800.00	\$614.26	34.13%	\$153.81
5550 Utilities	\$3,000.00	\$869.17	28.97%	\$134.47
5560 Misc - Tags, Uniforms				
Total Security	\$186,990.00	\$49,118.95	26.27%	\$13,025.63
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		0.00%	
Total Taxes	\$3,150.00	\$0.00	0.00%	
7009 Bank fees				
TOTAL EXPENSES	\$510,890.00	\$111,692.40	21.86%	\$25,839.12
Total Income	\$558,500.00	\$497,387.90	89.06%	\$13,413.63
Expenses	\$510,890.00	\$111,692.40	21.86%	\$30,126.42
Income - Expenses	\$47,610.00	\$385,695.50		-\$12,425.49
To Reserves	\$43,110.00			
POA2023-24 BUDGET-		4th of 12 MO		
Adopted 8/8/2023	Adopted 8/13/2024			