

Minutes of Meadowlakes POA Board Meeting  
July 9, 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 June 11, 2024, meeting were approved and will be posted.

POA Member Comments:

1. Nine members in attendance: Florence Schulman; John and Joan Mattinson, Lynda Fry, Greg Sopol, Carson Rice, Lillian & Richard Creasy, and Nancy Piña-Gray
2. Member comments
  - a. Greg Sopol asked for status on the previous request for installation of a speed bump at the north end of Pinehurst. Mike Shaw asked for clarification of the exact desired location of the speed bump, pointing out that at some point the road is controlled by the City of Meadowlakes, not the POA. Purchasing and installation of a speed bump can proceed as soon as Mr. Sopol provides a document specifying the desired location.

Board Reports:

1. Treasurer's Report – Dottie Stueckroth
  - a. The treasurer's report as of June 2024 was submitted and approved, copy attached.
2. RV Storage – Steve Newton
  - a. No issues.
  - b. The 84 users have paid their annual fee.
  - c. Six spaces out of 90 total are available for leasing.
  - d. Space markings are being repainted.
3. Events and Celebrations – Kathy Nicholl
  - a. The 4<sup>th</sup> of July celebration at Lakeside Park went well, with 43 entries in the annual Golf Cart Parade.
  - b. The next Mix and Mingle could be first week in August, to be decided. Then the next meeting will be in September and will feature "Meet the Candidates" for the open POA Board positions.
4. Parks and Roads – Mike Shaw
  - a. Roads – Road repairs ongoing, a continuous and growing need as our roads age.
  - b. Pool – Pool is closed due to algae growth.
5. Gate Operation – Don Wheeler
  - a. Working with new hires and schedule changes. Still trying to hire a few new guards.
  - b. Made some changes at gate to improve efficiency for roofing contractors and workers.
  - c. Residents who are behind in payment of POA annual dues will not be issued window stickers for autos until dues are paid.

Old Business – None

New Business –

1. Nominating Committee – Steve Nash will soon appoint a nominating committee
2. As of the meeting, two residents have agreed to run for positions on the POA Board. More are expected.

3. Annual dues increase – After developing the new annual budget for fiscal year 2024/25 (September 1, 2024, through August 31, 2025), it was apparent an increase in the annual dues was needed.
  - a. A motion was made by Don Wheeler, seconded by David Andrews, to increase the annual dues from \$400 to \$500 per lot, effective September 1, 2024. The motion was approved unanimously.

Adjournment:

Motion was made, seconded, and approved to adjourn at approx. 6:35 pm.

Steve Nash  
Steve Nash, Presiding

David Andrews  
David Andrews, Secretary

Meadowlakes POA Monthly Report  
As of June 2024

|                                 | <u>Month</u> | <u>YTD</u> |
|---------------------------------|--------------|------------|
| Income                          | \$ 24,775    | \$ 446,948 |
| Expenses                        | \$ 28,490    | \$ 328,783 |
| Total Checking/Savings          | \$ 367,372   |            |
| 90.44% Budgeted Income Received | 10 of 12 Mo  |            |
| 69.80% Budgeted Expenses Paid   | 10 of 12 Mo  |            |

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*Dottie Stueckroth*  
Treasurer  
7/9/2024 Meeting

**POA JUNE 2024**

| [Fiscal Year Sept - Aug]         | 2023 - 24           | YTD JUNE 2024       |                | JUNE               |
|----------------------------------|---------------------|---------------------|----------------|--------------------|
| <b>INCOME</b>                    | <b>BUDGET</b>       |                     |                |                    |
| 4000 Association Fees            | \$420,000.00        | \$403,680.58        | 96.11%         | \$35.00            |
| 4010 Lot Mowing Fee              | \$5,000.00          | \$4,800.00          | 96.00%         |                    |
| 4020 Late Payment Penalty        | \$10,000.00         | \$6,443.55          | 64.44%         |                    |
| 4021 Lien Filing Charge          | \$100.00            | \$40.00             | 40.00%         |                    |
| 4050 RV Park Fees                | \$33,600.00         | \$24,310.00         | 72.35%         | \$24,285.00        |
| 4055 Pool Income                 | \$8,500.00          | \$622.79            | 7.33%          |                    |
| 4060 Miscellaneous Income        | \$6,000.00          | \$3,735.01          | 62.25%         | \$274.00           |
| 4080 Park Revenue                | \$300.00            | \$75.00             | 25.00%         |                    |
| 4090 Road Impact Fees            | \$5,600.00          | \$700.00            | 12.50%         |                    |
| <b>4500 Interest Income</b>      |                     |                     |                |                    |
| First United Checking            | \$50.00             | \$29.51             | 59.02%         | \$3.23             |
| First United MM                  | \$5,000.00          | \$2,476.42          | 49.53%         | \$178.19           |
| Other                            |                     | \$0.00              |                |                    |
| 4500 Return Check Charge         | \$50.00             | \$35.20             | 70.40%         |                    |
| <b>TOTAL INCOME</b>              | <b>\$494,200.00</b> | <b>\$446,948.06</b> | <b>90.44%</b>  | <b>\$24,775.42</b> |
| <b>EXPENSES</b>                  |                     |                     |                |                    |
| <b>Maintenance / Repairs</b>     |                     |                     |                |                    |
| 5105 LS Park Maintenance         | \$10,000.00         | \$1,659.37          | 16.59%         | \$39.42            |
| 5115 WD Park Maintenance         | \$30,000.00         | \$1,425.82          | 4.75%          |                    |
| 5118 Veterans \$ 1st RSP Park    | \$1,500.00          | \$466.84            | 31.12%         |                    |
| 5119 Firestone Park Maintenance  | \$1,500.00          | \$1,818.26          | 121.22%        | \$496.97           |
| 5120 Supplies/Small Equipment    | \$1,000.00          | \$46.33             | 4.63%          |                    |
| 5122 Memorial Tree Program       |                     | \$389.82            |                |                    |
| 5135 Fence Repair                | \$10,000.00         | \$5,983.20          | 59.83%         | \$33.20            |
| 5140 Weed Control                | \$1,000.00          | \$1,006.15          | 100.62%        | \$130.85           |
| 5150 Tree Spraying               | \$1,000.00          | \$395.00            | 39.50%         |                    |
| 5151 Tree Trimming               | \$6,000.00          | \$2,000.00          | 33.33%         |                    |
| 5155 PWD Contract (MUD)          | \$64,000.00         | \$56,453.20         | 88.21%         | \$5,645.32         |
| <b>Total Grounds Maintenance</b> | <b>\$126,000.00</b> | <b>\$71,643.99</b>  | <b>56.86%</b>  | <b>\$6,345.76</b>  |
| <b>Insurance</b>                 |                     |                     |                |                    |
| 5200 Worker's Comp               | \$3,100.00          | \$2,480.00          | 80.00%         |                    |
| 5210 Liability                   | \$8,000.00          | \$8,971.00          | 112.14%        |                    |
| 5225 D & O Liability             | \$4,500.00          | \$4,340.00          | 96.44%         | \$4,340.00         |
| <b>Total Insurance</b>           | <b>\$15,600.00</b>  | <b>\$15,791.00</b>  | <b>101.22%</b> | <b>\$4,340.00</b>  |
| <b>RV Storage Facilities</b>     |                     |                     |                |                    |
| 5320 Maintenance                 | \$1,000.00          | \$186.41            | 18.64%         | \$120.42           |
| 5340 Utilities                   | \$1,500.00          | \$1,242.13          | 82.81%         | \$113.76           |
| 5350 Camera's                    | \$2,000.00          |                     |                |                    |
| <b>Total Storage Facilities</b>  | <b>\$4,500.00</b>   | <b>\$1,428.54</b>   | <b>31.75%</b>  | <b>\$234.18</b>    |

**POA JUNE 2024**

|                              | 2023 - 24           | YTD JUNE 2024       |                | JUNE               |
|------------------------------|---------------------|---------------------|----------------|--------------------|
| <b>Operating</b>             | <b>BUDGET</b>       |                     |                |                    |
| 5400 Acct/Mgmt Services      | \$40,000.00         | \$35,505.10         | 88.76%         | \$3,550.51         |
| 5405 Annual Meeting          | \$100.00            | \$500.00            | 500.00%        |                    |
| 5410 Audit                   | \$5,000.00          | \$5,000.00          | 100.00%        |                    |
| 5420-01 Welcome / Other      | \$2,800.00          | \$1,425.76          | 50.92%         | \$254.08           |
| 5420-02 Memorial Day Picnic  | \$7,000.00          | \$3,917.91          | 55.97%         | \$658.72           |
| 5420-03 July 4th             | \$2,000.00          | \$1,300.16          | 65.01%         | \$1,300.16         |
| 5425 Legal / Filing          | \$1,500.00          | \$486.00            | 32.40%         |                    |
| 5430 Pool Expense            | \$12,000.00         | \$2,861.50          | 23.85%         | \$91.91            |
| 5440 Office Supplies         | \$2,500.00          | \$1,137.55          | 45.50%         |                    |
| 5445 Other Operating Expense | \$1,000.00          | \$451.64            | 45.16%         |                    |
| 5450 Communications          | \$0.00              |                     |                |                    |
| <b>Total Operating</b>       | <b>\$73,900.00</b>  | <b>\$52,585.62</b>  | <b>71.16%</b>  | <b>\$5,855.38</b>  |
| <b>Security</b>              |                     |                     |                |                    |
| 5500 Wages                   | \$155,000.00        | \$104,157.17        | 67.20%         | \$10,031.60        |
| 5510 Payroll Taxes           | \$14,000.00         | \$8,547.03          | 61.05%         | \$799.61           |
| 5515 Maintenance             | \$4,100.00          | \$1,594.08          | 38.88%         |                    |
| 5530 Supplies / Small Eq     | \$3,850.00          | \$2,250.37          | 58.45%         | \$444.95           |
| 5540 Telephone               | \$1,600.00          | \$1,246.90          | 77.93%         |                    |
| 5550 Utilities               | \$3,000.00          | \$2,371.95          | 79.07%         | \$251.28           |
| 5560 Misc - Tags, Uniforms   | \$850.00            |                     | 0.00%          |                    |
| <b>Total Security</b>        | <b>\$182,400.00</b> | <b>\$120,167.50</b> | <b>65.88%</b>  | <b>\$11,527.44</b> |
| <b>Streets</b>               |                     |                     |                |                    |
| 5600 Repair/Reseal/Maint.    | \$50,000.00         | \$63,817.90         | 127.64%        | \$52.02            |
| 5605 Drainage                | \$15,000.00         |                     |                |                    |
| 5620 Signs                   | \$500.00            | \$214.10            |                | \$135.40           |
| <b>Total Streets</b>         | <b>\$65,500.00</b>  | <b>\$64,032.00</b>  | <b>127.64%</b> | <b>\$187.42</b>    |
| <b>Taxes</b>                 |                     |                     |                |                    |
| 5700 Property Taxes          | \$3,150.00          | \$3,134.59          | 99.51%         |                    |
| <b>Total Taxes</b>           | <b>\$3,150.00</b>   | <b>\$3,134.59</b>   | <b>99.51%</b>  |                    |
| <b>7009 Bank fees</b>        |                     |                     |                |                    |
| <b>TOTAL EXPENSES</b>        | <b>\$471,050.00</b> | <b>\$328,783.24</b> | <b>69.80%</b>  | <b>\$28,490.18</b> |
| <b>Total Income</b>          | <b>\$494,200.00</b> | <b>\$446,948.06</b> | <b>90.44%</b>  | <b>\$24,775.42</b> |
| <b>Expenses</b>              | <b>\$471,050.00</b> | <b>\$328,783.24</b> | <b>69.80%</b>  | <b>\$25,119.99</b> |
| <b>Income - Expenses</b>     | <b>\$23,150.00</b>  | <b>\$118,164.82</b> |                | <b>-\$3,714.76</b> |
| <b>To Reserves</b>           | <b>\$23,150.00</b>  |                     |                |                    |
| POA2023-24 BUDGET-           |                     | 10th of 12 MO       |                |                    |
| Adopted 8/8/2023             |                     |                     |                |                    |