

Minutes of Meadowlakes POA Board Meeting
June 11, 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 Don Wheeler.

Minutes: The minutes for the May 14, 2024, meeting were approved as submitted and will be posted.

POA Member Comments:

1. Members in attendance: Florence Schulman; John and Joan Mattinson
2. No member comments.

Board Reports:

1. Treasurer's Report – Dottie Stueckroth
 - a. The treasurer's report as of May 2024 was submitted and approved, copy attached.
2. RV Storage – Steve Newton
 - a. No issues.
 - b. Invoices for annual rentals were mailed.
 - c. Five spaces out of 90 total are being vacated and will be available for leasing.
3. Events and Celebrations – Kathy Nicholl
 - a. The Memorial Day celebration at Lakeside Park went well, with about 200 meals served.
 - b. Opportunities for improvement are: be sure trash barrels are empty before the event; address electrical breaker tripping.
 - c. The Mix and Mingle on June 4 drew many new residents, with about 20 folks attending. The next meeting will be in September.
 - d. Plans for a big July 4th celebration are underway, including the annual Golf Cart Parade!
4. Parks and Roads – Mike Shaw
 - a. Roads
 - i. A garbage truck damaged the new, hot asphalt on St. Andrews. Will be repaired.
 - ii. A pothole at intersection of Columbine and Colonial has been identified for repair.
 - iii. Residents on Pinehurst submitted a letter to Mike Shaw formally requesting a "speed bump" be installed on Pinehurst pursuant to resident's comments at a previous POA meeting
 - b. Fence - Damage to about 60 feet of perimeter fence on Pecan Valley side has been identified for repair.
 - c. Parks – The irrigation system for Lakeside Park needs repair.
 - d. Pool – The "free with no attendants" approach to pool operation presented difficulties on Memorial Day weekend. Mike Shaw will review best way to manage pool operation in 2024.
5. Gate Operation – Don Wheeler
 - a. No issues.

Old Business –

1. Road Impact Fees
 - a. It was confirmed that the POA notified the City of increased road impact fees in 2023.
 - i. ACTION: Don Wheeler will work with the City to clarify road impact fees and collection of same.

2. POA Membership Fees
 - a. The ever-increasing cost of maintaining our aging roads may require an increase in the annual POA membership fee, currently \$400 per lot per year. This will be considered as the Board develops the 2024-2025 budget.
 - b. The non-collection of annual POA membership assessment for two or three properties outside the gate was discussed again, but no action was taken.
3. Annual POA Budget
 - a. The 2025 budget is needed for approval at our August meeting. The new budget takes effect September 1.
 - b. ACTION: The POA Board will have a “workshop” before our July 9 meeting to work on the 2024-2025 budget. The workshop will begin at 4PM July 9.

New Business –

1. Nominating Committee
 - a. The three-year term of office will end for two current Board members
 - i. According to POA Bylaws, nominations for these open positions can be obtained in several ways:
 1. Article VIII, Sec. 3(a) by petition signed by 10 members filed at least 60 days prior to the annual meeting [see details in By-laws]
 2. Article VIII, Sec. 3(b) from the floor at the annual meeting [see details]
 3. Article XII, from the Board’s Nominating Committee appointed by the President [see details]
 - a. The Board’s candidates shall be posted at least 70 days prior to the annual meeting on Saturday, October 12, so must post by August 2.

Adjournment:

Motion was made, seconded, and approved to adjourn at approx. 7:35 pm.

Steve Nash
Steve Nash, Presiding

David Andrews
David Andrews, Secretary

Meadowlakes POA Monthly Report
As of May 2024

	<u>Month</u>	<u>YTD</u>
Income	\$ 4345	\$ 422,173
Expenses	\$ 90,907	\$ 300,393
Total Checking/Savings	\$ 372,727	

85.43% Budgeted Income Received 9 of 12 Mo
63.77% Budgeted Expenses Paid 9 of 12 Mo

Dottie Stueckroth
Treasurer
6/11/2024 Meeting

POA MAY 2024

[Fiscal Year Sept - Aug]	2023 - 24	YTD MAY 2024		MAY	YTD May 2023
INCOME	BUDGET				
4000 Association Fees	\$420,000.00	\$403,645.58	96.11%	\$1,635.00	\$415,575.94
4010 Lot Mowing Fee	\$5,000.00	\$4,800.00	96.00%		\$5,550.00
4020 Late Payment Penalty	\$10,000.00	\$6,443.55	64.44%	\$490.00	\$10,816.45
4021 Lien Filing Charge	\$100.00	\$40.00	40.00%		\$32.00
4050 RV Park Fees	\$33,600.00	\$25.00	0.07%	\$40.00	\$300.00
4055 Pool Income	\$8,500.00	\$622.79	7.33%		\$1,255.00
4060 Miscellaneous Income	\$6,000.00	\$3,461.01	57.68%	\$1,936.01	\$4,325.00
4080 Park Revenue	\$300.00	\$75.00	25.00%	\$25.00	\$100.00
4090 Road Impact Fees	\$5,600.00	\$700.00	12.50%		\$1,750.00
4500 Interest Income					
First United Checking	\$50.00	\$26.28	52.56%	\$2.99	\$39.61
First United MM	\$5,000.00	\$2,298.23	45.96%	\$215.55	\$2,232.21
Other		\$0.00			\$59.45
4500 Return Check Charge	\$50.00	\$35.20	70.40%		\$39.80
TOTAL INCOME	\$494,200.00	\$422,172.64	85.43%	\$4,344.55	\$442,075.46
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$10,000.00	\$1,619.95	16.20%	\$374.36	\$106,261.90
5115 WD Park Maintenance	\$30,000.00	\$1,425.82	4.75%	\$153.30	\$2,593.88
5118 Veterans \$ 1st RSP Park	\$1,500.00	\$466.84	31.12%	\$85.30	\$313.85
5119 Firestone Park Maintenance	\$1,500.00	\$1,321.29	88.09%	\$448.50	\$1,282.39
5120 Supplies/Small Equipment	\$1,000.00	\$46.33	4.63%		
5122 Memorial Tree Program		\$389.82		\$389.82	\$1,398.00
5135 Fence Repair	\$10,000.00	\$5,950.00	59.50%		\$1,500.00
5140 Weed Control	\$1,000.00	\$875.30	87.53%	\$200.26	\$1,025.99
5150 Tree Spraying	\$1,000.00	\$395.00	39.50%		\$1,145.75
5151 Tree Trimming	\$6,000.00	\$2,000.00	33.33%		\$12,000.00
5155 PWD Contract (MUD)	\$64,000.00	\$50,807.88	79.39%	\$5,645.32	\$50,807.88
Total Grounds Maintenance	\$126,000.00	\$65,298.23	51.82%	\$7,296.86	\$178,329.64
Insurance					
5200 Worker's Comp	\$3,100.00	\$2,480.00	80.00%		\$2,886.00
5210 Liability	\$8,000.00	\$8,971.00	112.14%		\$7,627.00
5225 D & O Liability	\$4,500.00		0.00%		
Total Insurance	\$15,600.00	\$11,451.00	73.40%	\$0.00	\$10,513.00
RV Storage Facilities					
5320 Maintenance	\$1,000.00	\$65.99	6.60%		\$183.30
5340 Utilities	\$1,500.00	\$1,128.37	75.22%	\$114.41	\$1,100.46
5350 Camera's	\$2,000.00				\$16,843.20
Total Storage Facilities	\$4,500.00	\$1,194.36	26.54%	\$114.41	\$18,126.96

POA MAY 2024

	2023 - 24	YTD MAY 2024		MAY	YTD May 2023
Operating	BUDGET				
5400 Acct/Mgmt Services	\$40,000.00	\$31,954.59	79.89%	\$3,550.51	\$31,954.59
5405 Annual Meeting	\$100.00	\$500.00	500.00%		
5410 Audit	\$5,000.00	\$5,000.00	100.00%		\$5,000.00
5420-01 Welcome / Other	\$2,800.00	\$1,171.68	41.85%		\$185.32
5420-02 Memorial Day Picnic	\$7,000.00	\$3,359.19	47.99%	\$3,174.21	\$6,287.76
5420-03 July 4th	\$2,000.00		0.00%		
5425 Legal / Filing	\$1,500.00	\$486.00	32.40%		\$60.00
5430 Pool Expense	\$12,000.00	\$2,769.59	23.08%	\$1,149.88	\$3,381.86
5440 Office Supplies	\$2,500.00	\$1,137.55	45.50%	\$598.01	\$336.74
5445 Other Operating Expense	\$1,000.00	\$451.64	45.16%		\$299.00
5450 Communications	\$0.00				
Total Operating	\$73,900.00	\$46,830.24	63.37%	\$8,472.61	\$47,505.27
Security					
5500 Wages	\$155,000.00	\$94,125.57	60.73%	\$9,780.80	\$101,652.86
5510 Payroll Taxes	\$14,000.00	\$7,747.42	55.34%	\$794.40	\$8,357.86
5515 Maintenance	\$4,100.00	\$1,594.08	38.88%	\$255.52	\$2,900.57
5530 Supplies / Small Eq	\$3,850.00	\$1,805.42	46.89%		\$1,577.17
5540 Telephone	\$1,600.00	\$1,246.90	77.93%	\$305.32	\$1,077.71
5550 Utilities	\$3,000.00	\$2,120.67	70.69%	\$228.44	\$1,867.44
5560 Misc - Tags, Uniforms	\$850.00		0.00%		
Total Security	\$182,400.00	\$108,640.06	59.56%	\$11,364.48	\$117,433.61
Streets					
5600 Repair/Reseal/Maint.	\$50,000.00	\$63,765.88	127.53%	\$63,580.06	\$6,476.27
5605 Drainage	\$15,000.00				
5620 Signs	\$500.00	\$78.70		\$78.70	\$145.22
Total Streets	\$65,500.00	\$63,844.58	127.53%	\$63,658.76	\$6,621.49
Taxes					
5700 Property Taxes	\$3,150.00	\$3,134.59	99.51%		\$2,833.98
Total Taxes	\$3,150.00	\$3,134.59	99.51%		\$2,833.98
7009 Bank fees					\$16.00
TOTAL EXPENSES	\$471,050.00	\$300,393.06	63.77%	\$90,907.12	\$381,379.95
Total Income	\$494,200.00	\$422,172.64	85.43%	\$4,344.55	\$442,075.46
Expenses	\$471,050.00	\$300,393.06	63.77%	\$25,119.99	\$381,379.95
Income - Expenses	\$23,150.00	\$121,779.58		-\$86,562.57	\$60,695.51
To Reserves	\$23,150.00				
POA2023-24 BUDGET-		9th of 12 MO			
Adopted 8/8/2023					