

## Minutes of Meadowlakes POA Board Meeting

May 14, 2024

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, Kathy Nicholl, Dottie Stueckroth, Mike Shaw, Don Wheeler, and David Andrews, establishing a quorum.

Absent: Steve Newton

Pledge of Allegiance: led by Mike Shaw.

Minutes: The minutes for the April 9, 2024, meeting were approved as submitted and will be posted.

### POA Member Comments:

1. Members in attendance: Florence Schulman
2. There were no member comments.

### Board Reports:

1. Treasurer's Report – Dottie Stueckroth
  - a. The treasurer's report as of April 2024 was submitted, copy attached.
  - b. Noted that some property owners are behind in payment of annual "dues" of \$400 per lot.
  - c. This year, we have collected only \$700 in "road impact fees" which raises several questions.
    - i. ACTION: Mike Shaw will discuss this with City Manager Johnnie Thompson and get back with the POA Board.
  - d. Will soon mail out bills for RV/trailer parking, working in concert with Steve Newton.
  - e. It was noted that some business properties outside the gate, east side, do not pay POA dues.
    - i. ACTION: Mike Shaw will discuss this with City Manager Johnnie Thompson.
2. RV Storage – Steve Newton was absent
  - a. No issues.
3. Events and Celebrations – Kathy Nicholl
  - a. Plans are in place for the Monday, May 27, Memorial Day celebration at Lakeside Park. Planning for 200 attending. Barbeque plates available at \$10 each. Portable toilets and hand washing stations will be provided from a new vendor, at substantially lower cost than last year.
  - b. Next Mix and Mingle will be on June 4.
  - c. Beginning to plan for a big July 4<sup>th</sup> celebration.
4. Parks and Roads – Mike Shaw
  - a. Streets – Repairs completed. Cost was around \$60,000.
    - i. A new swale was provided on Meadowlakes Drive to improve drainage.
    - ii. The St. Andrews cul-de-sac was resurfaced, along with numerous other repairs throughout Meadowlakes.
    - iii. It was noted that crack-sealing was last done on the roads about three years ago, and may need to be done again soon, as budget allows.
    - iv. There was discussion regarding the age of all the streets in Meadowlakes and how maintenance costs are increasing from year to year to maintain and repair the streets. Allowing the streets to slowly deteriorate into disrepair is not an option; they must be maintained. Annual POA fees may need to be increased to keep up with road repair. The last increase was in July 2020, from \$350 to \$400 per lot. This will be reviewed with the 2024-2025 POA Budget.
  - b. Pool – The pool is ready to open Memorial Day weekend for the 2024 season.
    - i. Users will swim free, at their own risk. Pool hours will be 8AM to 7PM.

5. Gate Operation – Don Wheeler
  - a. A “floater” guard has been hired, part-time.

Old Business - None

New Business - None

Adjournment:

Motion was made, seconded, and approved to adjourn at approx. 7:20 pm.

*Steve Nash*  
Steve Nash, Presiding

*David Andrews*  
David Andrews, Secretary

Meadowlakes POA Monthly Report  
As of April 2024

	<u>Month</u>	<u>YTD</u>
Income	\$ 2096	\$ 417,899
Expenses	\$ 21,614	\$ 210,467
Total Checking/Savings	\$ 398,867	

84.56% Budgeted Income Received      8 of 12 Mo  
44.68% Budgeted Expenses Paid        8 of 12 Mo

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Dottie Stueckroth  
Treasurer  
5/14/2024 Meeting

POA APRIL 2024

[Fiscal Year Sept - Aug]	2023 - 24	YTD APR 2024		APRIL	YTD APR 2023
<b>INCOME</b>	<b>BUDGET</b>				
4000 Association Fees	\$420,000.00	\$402,010.58	95.72%	\$1,335.00	\$414,631.19
4010 Lot Mowing Fee	\$5,000.00	\$4,800.00	96.00%		\$5,550.00
4020 Late Payment Penalty	\$10,000.00	\$5,953.55	59.54%	\$350.00	\$10,501.45
4021 Lien Filing Charge	\$100.00	\$40.00	40.00%		\$32.00
4050 RV Park Fees	\$33,600.00	-\$15.00	-0.04%	\$70.00	\$300.00
4055 Pool Income	\$8,500.00	\$693.25	8.16%		-\$319.25
4060 Miscellaneous Income	\$6,000.00	\$1,525.00	25.42%	\$90.00	\$2,555.00
4080 Park Revenue	\$300.00	\$50.00	16.67%	\$25.00	\$25.00
4090 Road Impact Fees	\$5,600.00	\$700.00	12.50%		\$1,750.00
<b>4500 Interest Income</b>					
First United Checking	\$50.00	\$23.29	46.58%	\$4.14	\$35.90
First United MM	\$5,000.00	\$2,082.68	41.65%	\$221.88	\$2,035.97
Other		\$0.00			\$59.45
4500 Return Check Charge	\$50.00	\$35.20	70.40%		\$39.80
<b>TOTAL INCOME</b>	<b>\$494,200.00</b>	<b>\$417,898.55</b>	<b>84.56%</b>	<b>\$2,096.02</b>	<b>\$437,196.51</b>
<b>EXPENSES</b>					
<b>Maintenance / Repairs</b>					
5105 LS Park Maintenance	\$10,000.00	\$1,245.59	12.46%	\$338.25	\$104,693.92
5115 WD Park Maintenance	\$30,000.00	\$1,261.70	4.21%		\$2,593.88
5118 Veterans 5 1st RSP Park	\$1,500.00	\$344.76	22.98%		\$313.85
5119 Firestone Park Maintenance	\$1,500.00	\$848.99	56.60%		\$995.59
5120 Supplies/Small Equipment	\$1,000.00	\$46.33	4.63%		
5122 Memorial Tree Program					\$1,295.00
5135 Fence Repair	\$10,000.00	\$5,950.00	59.50%		\$1,500.00
5140 Weed Control	\$1,000.00	\$675.04	67.50%	\$110.95	\$917.76
5150 Tree Spraying	\$1,000.00	\$395.00	39.50%		\$1,145.75
5151 Tree Trimming	\$6,000.00	\$2,000.00	33.33%		
5155 PWD Contract (MUD)	\$64,000.00	\$45,162.56	70.57%	\$5,645.32	\$45,162.56
<b>Total Grounds Maintenance</b>	<b>\$126,000.00</b>	<b>\$57,929.97</b>	<b>45.98%</b>	<b>\$6,094.52</b>	<b>\$158,618.31</b>
<b>Insurance</b>					
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%		
<b>Total Insurance</b>	<b>\$15,600.00</b>	<b>\$11,451.00</b>	<b>73.40%</b>	<b>\$0.00</b>	<b>\$10,513.00</b>
<b>RV Storage Facilities</b>					
5320 Maintenance	\$1,000.00	\$65.99	6.60%	\$31.38	\$109.08
5340 Utilities	\$1,500.00	\$1,013.96	67.60%	\$124.72	\$980.27
5350 Camera's	\$2,000.00				\$16,843.20
<b>Total Storage Facilities</b>	<b>\$4,500.00</b>	<b>\$1,079.95</b>	<b>24.00%</b>	<b>\$156.10</b>	<b>\$17,932.55</b>
	<b>2023 - 24</b>	<b>YTD APR 2024</b>		<b>April</b>	<b>YTD APR 2023</b>
<b>Operating</b>	<b>BUDGET</b>				
5400 Acct/Mgmt Services	\$40,000.00	\$28,404.08	71.01%	\$3,550.51	\$28,404.08
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	\$1,171.68	41.85%	\$384.72	\$1,920.87
5420-02 Memorial Day Picnic	\$7,000.00	\$184.98	2.64%		
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	\$2,672.01	22.27%	\$178.78	\$2,484.62
5440 Office Supplies	\$2,500.00	\$539.54	21.58%	\$78.08	\$69.82
5445 Other Operating Expense	\$1,000.00	\$451.64	45.16%		\$299.00
5450 Communications	\$0.00				
<b>Total Operating</b>	<b>\$73,900.00</b>	<b>\$39,409.93</b>	<b>53.33%</b>	<b>\$4,192.09</b>	<b>\$33,238.39</b>
<b>Security</b>					
5500 Wages	\$155,000.00	\$84,344.77	54.42%	\$9,777.60	\$91,907.26
5510 Payroll Taxes	\$14,000.00	\$6,953.02	49.66%	\$818.53	\$7,575.34
5515 Maintenance	\$4,100.00	\$1,338.56	32.65%		\$2,900.57
5530 Supplies / Small Eq	\$3,850.00	\$1,805.42	46.89%	\$205.09	\$1,035.67
5540 Telephone	\$1,600.00	\$941.58	58.85%	\$148.06	\$928.86
5550 Utilities	\$3,000.00	\$1,892.23	63.07%	\$222.22	\$1,763.09
5560 Misc -Tags, Uniforms	\$850.00		0.00%		
<b>Total Security</b>	<b>\$182,400.00</b>	<b>\$97,275.58</b>	<b>53.33%</b>	<b>\$11,171.50</b>	<b>\$106,110.79</b>
<b>Streets</b>					
5600 Repair/Reseal/Maint.	\$50,000.00	\$185.82	0.37%		\$6,476.27
5605 Drainage	\$15,000.00				
5620 Signs	\$500.00				\$145.22
<b>Total Streets</b>	<b>\$65,500.00</b>	<b>\$185.82</b>	<b>0.37%</b>	<b>\$0.00</b>	<b>\$6,621.49</b>
<b>Taxes</b>					
5700 Property Taxes	\$3,150.00	\$3,134.59	99.51%		\$2,833.98
<b>Total Taxes</b>	<b>\$3,150.00</b>	<b>\$3,134.59</b>	<b>99.51%</b>		<b>\$2,833.98</b>
<b>7009 Bank fees</b>					\$16.00
<b>TOTAL EXPENSES</b>	<b>\$471,050.00</b>	<b>\$210,466.84</b>	<b>44.68%</b>	<b>\$21,614.21</b>	<b>\$335,884.51</b>
<b>Total Income</b>	<b>\$494,200.00</b>	<b>\$417,898.55</b>	<b>84.56%</b>	<b>\$2,096.02</b>	<b>\$437,196.51</b>
<b>Expenses</b>	<b>\$471,050.00</b>	<b>\$210,466.84</b>	<b>44.68%</b>	<b>\$25,119.99</b>	<b>\$335,884.51</b>
<b>Income - Expenses</b>	<b>\$23,150.00</b>	<b>\$207,431.71</b>		<b>-\$19,518.19</b>	<b>\$101,312.00</b>
<b>To Reserves</b>	<b>\$23,150.00</b>				
POA2023-24 BUDGET-		8th of 12 MO			
Adopted 8/8/2023					