

Meadowlakes POA Minutes

April 12, 2022 Meeting

6pm at Totten Hall

Meeting called to order at 6:00 PM by Steve Nash

Pledge of Allegiance led by Dottie Stueckroth

Present: Dottie Stueckroth, Mike Shaw, Bill Raman, Steve Newton, Kathy Kasperek Nicholl, Steve Nash, Don Wheeler

Absent: None

Minutes: Mike Shaw moved for the approval of the Minutes for the March 8, 2022, meeting. The motion was seconded by Dottie Stueckroth, and it passed unanimously.

Welcoming Committee: The Committee has completed 36 visits with new residents since September 1, 2021. These residents have 21 children among them. The Committee received the names of additional new residents from the City of Meadowlakes. The committee has another 32 visits to complete to reach the currently known new residents.

Member Comments: None

Board Reports:

Streets and Parks: Mike Shaw – There is no ongoing road or fence work given that the scheduled road work and fence work has been completed. The LCRA declined the grant application and the viability of proceeding at this time with construction of a retaining wall is being evaluated.

The perimeter fence behind 141 Broadmoor was torn down by a fencing contractor without prior notice or authorization to accommodate repairs to an inner fence and was not properly reconstructed by the fencing contractor. Mike Shaw is following up with the fencing contractor and home owner.

For the Memorial program, four trees have been purchased and one has been planted. Three are awaiting placement and planting.

Treasurer: Dottie Stueckroth – Explanatory comments on the financial reports (attached) were provided.

RV Storage: – Steve Newton – Calls have been received for use agreements for storage spaces which is typical for this time of year. People are buying watercraft and need storage facilities. Steve Newton trimmed a tree that was providing issues with usage of the facility. The PEC has completed its work of pulling two poles and installing a new pole. The contractor is making progress on the covers for which an agreement exists for construction. It does not appear that the

contractor is able to agree at this time to construct the additional three covers that had been previously under consideration.

Gate Security: Don Wheeler – The gate is fully staffed and running well.

Events and Celebrations: Kathy Kasparek Nicholl – There will be an Easter Egg Hunt on Sunday afternoon for resident children. Then, on Sunday evening, there will be a golf cart tour of the front nine. Kathy is finalizing the plans for the Memorial Day events and working on the plans for the July 4th parade and events.

New Business:

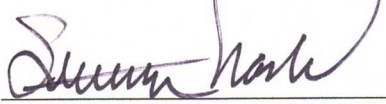
Dottie Stueckroth outlined the administrative costs and burdens associated with handling liens that are placed on properties for non-payment of POA dues. The POA currently charges a fee (\$40) in connection with handling the release of the lien that fails to realistically cover such costs and burdens. Bill Raman moved that the fee be raised to \$75. That motion was seconded by Kathy K. Nicholl and passed unanimously.

A resident requested that a speed bump be placed on Meadowlakes Drive proximate to 259 Meadowlakes. Because there are two speed humps and a stop sign along the part of Meadowlakes that includes 259 Meadowlakes, there was no support for the proposal.

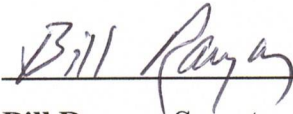
Brian Herman requested that the Board consider installation of a speed bump on Preston Trail proximate to 114 Preston Trail. Mr. Herman explained that cars had been travelling at excessive speed in that area resulting in potentially unsafe conditions. Mr. Herman provided signatures of six residents who resided at or near the desired location and who supported the speed bump. Two Board members (Kathy Nicholl and Dottie Stueckroth) stated that, based upon their personal observations, the request warranted further investigation. Kathy Nicholl moved that Mike Shaw be authorized to investigate the cost and placement of such a speed bump on Preston Trail and report his findings at the May meeting. Bill Raman seconded the motion and it passed unanimously.

There was a general discussion of the “staffing” on behalf of the POA of negotiations with the City of Meadowlakes for services for the coming three years. Steve Nash, Dottie Stueckroth and others indicated a willingness to assist as needed.

Motion to adjourn by Mike Shaw. Second by Steve Newton. Unanimous.

A handwritten signature in dark ink, appearing to read "Steve Nash", written over a horizontal line.

Steve Nash, President

A handwritten signature in dark ink, appearing to read "Bill Raman", written over a horizontal line.

Bill Raman, Secretary

Those in Attendance:

Georgina Christy

Florence Schulman

John & Joan Mattinson

Christine Forsyth

Brian Herman

Meadowlakes POA Monthly Report
As of March 31, 2022

	<u>Month</u>	<u>YTD</u>
Income	\$ 5815	\$428,067
Expenses	\$ 45,270	\$ 406,450
Total Checking/Savings	\$ 424,243	

Income vs Expenses March < \$39,456 >

86.13% Budgeted Income Received	7 of 12 Mo
66.87% Budgeted Expenses Paid	7 of 12 Mo

Dottie Stueckroth
Treasurer
4/12/22 Meeting

POA 2021-22 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2021-22 BUDGET	As of MAR 2022	%	MAR 2022	Mar-21
INCOME					(Comparison)
4000 Association Fees	\$425,000.00	\$404,641.33	95.21%	\$2,917.42	\$420,598.00
4010 Lot Mowing Fee	\$6,600.00	\$7,700.00	116.67%		\$6,600.00
4020 Late Payment Penalty	\$10,000.00	\$7,462.50	74.63%	\$1,480.00	\$11,514.00
4021 Lien Filing Charge	\$100.00	\$275.00	275.00%	\$160.00	\$164.00
4050 RV Park Fees	\$30,910.00	\$340.00	1.10%		\$527.00
4055 Pool Income	\$8,000.00	\$202.00	2.53%		
4060 Miscellaneous Income	\$6,000.00	\$3,420.00	57.00%	\$1,150.00	\$3,495.00
4080 Park Revenue	\$300.00	\$75.00	25.00%		\$25.00
4090 Road Impact Fees	\$2,000.00	\$2,100.00	105.00%		\$1,050.00
4500 Interest Income					
First United Checking	\$15.00	\$11.64	77.60%	\$1.31	\$9.00
First United MM	\$8,000.00	\$1,839.76	23.00%	\$106.01	\$4,845.00
Other					\$93.00
4500 Return Check Charge	\$50.00	\$0.00	0.00%		
TOTAL INCOME	\$496,975.00	\$428,067.23	86.13%	\$5,814.74	\$448,920.00
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$70,000.00	\$2,032.12	2.90%	\$192.93	\$808.00
5115 WD Park Maintenance	\$2,500.00	\$1,431.33	57.25%	\$167.27	\$1,768.00
5118 Veterans \$ 1st RSP Park	\$6,000.00	\$7,098.81	118.31%	\$115.56	\$252.00
5119 Firestone Park Maintenance	\$500.00	\$3,966.49	793.30%	\$934.50	
5120 Supplies/Small Equipment	\$1,000.00		0.00%		\$11.00
5135 Fence Repair	\$32,000.00	\$32,699.94	102.19%		
5140 Weed Control	\$500.00	\$312.52	62.50%		
5150 Tree Spraying	\$600.00		0.00%		
5151 Tree Trimming	\$6,000.00	\$3,915.98	65.27%		
5155 PWD Contract (MUD)	\$64,000.00	\$39,352.00	61.49%	\$5,645.32	\$38,217.00
Total Grounds Maintenance	\$183,100.00	\$90,809.19	49.60%	\$7,055.58	\$41,056.00
Insurance					
5200 Worker's Comp	\$3,100.00	\$2,767.00	89.26%		\$2,675.00
5210 Liability	\$8,000.00	\$7,627.00	95.34%		\$7,194.00
5225 D & O Liability	\$3,900.00	\$0.00	0.00%		
Total Insurance	\$15,000.00	\$10,394.00	69.29%	\$0.00	\$9,869.00
RV Storage Facilities					
5320 Maintenance	\$1,300.00	\$338.31	26.02%		
5340 Utilities	\$1,500.00	\$2,341.35	156.09%	\$1,847.79	\$535.00
5350 RV Covers	\$40,000.00	\$30,000.00	75.00%	\$15,000.00	
Total Storage Facilities	\$42,800.00	\$32,679.66	76.35%	\$16,847.79	\$535.00

POA 2021-22 BUDGET BY MONTH

	2021-22 BUDGET	As of MAR 2022	%	MAR 2022	Mar-21
Operating					
5400 Acct/Mgmt Services	\$40,000.00	\$24,899.65	62.25%	\$3,550.51	\$24,026.00
5405 Annual Meeting	\$1,000.00		0.00%		\$100.00
5410 Audit	\$3,500.00		0.00%		
5420-01 Welcome Committee	\$1,000.00	\$212.00	21.20%		\$455.00
5420-02 Picnic	\$7,000.00	\$1,095.86	15.66%	\$799.20	\$0.00
5420-03 Celebrations	\$2,500.00		0.00%		\$840.00
5425 Legal	\$5,000.00	\$364.00	7.28%	\$78.00	\$52.00
5430 Pool Expense	\$9,000.00	\$3,294.49	36.61%	\$42.00	
5440 Office Supplies	\$2,500.00	\$739.51	29.58%	\$58.00	\$1,118.00
5445 Other Operating Expense	\$2,300.00	\$912.86	39.69%	\$3.75	\$1,569.00
5450 Communications					
Total Operating	\$73,800.00	\$31,518.37	42.71%	\$4,531.46	\$28,160.00
Security					
5500 Wages	\$135,650.00	\$84,278.48	62.13%	\$14,770.40	\$76,057.00
5510 Payroll Taxes	\$15,048.00	\$6,917.79	45.97%	\$1,264.33	\$6,141.00
5515 Maintenance	\$2,400.00	\$2,327.99	97.00%	\$284.19	\$1,798.00
5530 Supplies / Small Eq	\$5,350.00	\$1,220.64	22.82%		\$2,239.00
5540 Telephone	\$1,380.00	\$1,011.33	73.28%	\$275.57	\$736.00
5550 Utilities	\$3,360.00	\$1,721.49	51.23%	\$241.01	\$1,156.00
5560 Misc - Tags, Uniforms	\$1,280.00				
Total Security	\$164,468.00	\$97,477.72	59.27%	\$16,835.50	\$88,127.00
Streets					
5600 Repair/Reseal/Maint.	\$30,000.00	\$48,959.91	163.20%		\$108,099.00
5605 Drainage	\$95,000.00	\$91,467.33	96.28%		\$8,545.00
5620 Signs	\$500.00	\$92.50			
Total Streets	\$125,500.00	\$140,519.74	111.97%	\$0.00	\$116,644.00
Taxes					
5700 Property Taxes	\$3,150.00	\$3,081.82	97.84%		\$2,955.00
Total Taxes	\$3,150.00	\$3,081.82	97.84%	\$0.00	\$2,955.00
7009 Bank fees		-\$30.00			
TOTAL EXPENSES	\$607,818.00	\$406,450.50	66.87%	\$45,270.33	\$287,346.00
Total Income	\$496,975.00	\$428,067.23		\$5,814.74	\$448,920.00
Income - Expenses	(\$110,843.00)	\$406,450.50		\$45,270.33	-\$287,346.00
		\$21,616.73		-\$39,455.59	\$161,574.00
From Reserves For:					
Maintenance-Streets-Rv Covers	\$ 110,843.00				
	\$ 607,818.00				
EX-POA 2020-21 Budget by mo		7th of 12 Mo			
Approved 8/10/21					