

Meadowlakes POA Minutes

August 11, 2022 Meeting

6pm at Totten Hall

Meeting called to order at 6:02 PM by Steve Nash

Pledge of Allegiance led by Steve Newton

Present: Dottie Stueckroth, Mike Shaw, Bill Raman, Steve Newton, Steve Nash

Absent: Kathy Kasparek Nicholl, Don Wheeler

Minutes: Mike Shaw moved for the approval of the Minutes for both the July 12 meeting and the July 17 meeting. The motion was seconded by Steve Newton, and it passed unanimously.

Member Comments: None

Board Reports:

Streets and Parks: Mike Shaw – The repair of damage to the fences (storm and otherwise) has been completed at a cost of approximately \$14,000. There is a possibility of reimbursement of \$1900 from one resident that is being pursued. Additionally, reimbursement of all or part of the cost of repairing damage to the fence behind Turkey Run caused by a bull from the adjoining farm is being pursued, but it is possible that the referenced reimbursements will not be forthcoming. Mike Shaw will report further as things develop.

Research on expanding insurance coverage to encompass the fences revealed that the insurance was not cost effective because of the additional annual cost (over \$3000) and the size of the deduction that must be covered (\$5,000). Experience to date supports that the POA can effectively self-insure for less. It was therefore decided not to pursue such additional coverage.

Speed bumps have ordered for installation on Preston Trail. They will be installed with spikes.

The pool is showing a small profit for the last month, but it is anticipated that the pool will provide a meaningful deficit for the season. Notwithstanding this, the POA plans to keep the pool open for limited hours in September as a service to Meadowlakes residents.

Treasurer: Dottie Stueckroth – Ms. Stueckroth provided explanatory comments on the monthly financial reports (attached).

RV Storage: – Steve Newton – All spaces are rented, and there are 20 people on the waiting list. Mr. Newton has met with one or more contractors concerning the construction of three additional covers and is continuing to pursue the construction of such covers. The budget for and construction of such covers have been previously approved.

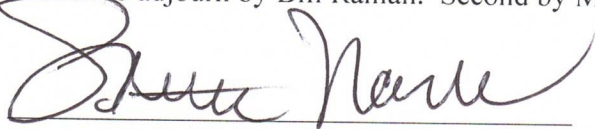
Gate Security: Don Wheeler – Mr. Wheeler could not be present and was unable to provide a report.

Events and Celebrations: Kathy Kasperek Nicholl – Ms. Nicholl could not be present and was unable to provide a report.

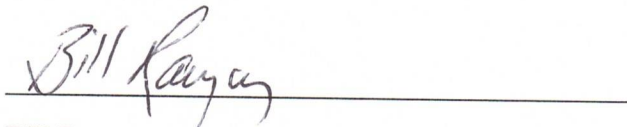
New Business: The candidates nominated by the Nominating Committee - - Johnny Gillen, Steve Nash, and Dottie Stueckroth - - were announced.

Len Fate, who lives on Fairway Lane, requested permission to build a fence behind his townhome to provide a yard for his dog. He was requested to submit a written proposal for consideration, but was informed that the POA would be willing to take his request under advisement so long as it was done in a fashion that did not create any claim for adverse possession of fenced property or infringe on neighbors' enjoyment of their property.

Motion to adjourn by Bill Raman. Second by Mike Shaw. 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

Johnny Gillen

Len Fate

Becky Hayden

Roxanne Morgan

Dianne M. Smith

Joan and John Mattinson

Meadowlakes POA Monthly Report
As of July 31, 2022

	<u>Month</u>	<u>YTD</u>
Income	\$ 11,395	\$483,296
Expenses	\$ 40,648	\$553,097
Total Checking/Savings	\$ 332,141	

Income vs Expenses July < \$29,253 >

97.25% Budgeted Income Received	11 of 12 Mo
91.00% Budgeted Expenses Paid	11 of 12 Mo

Dottie Stueckroth

Treasurer

8/9/22 Meeting

POA 2021-22 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2021-22 BUDGET	As of JULY 2022	%	JULY 2022	Jul-21
INCOME		YTD		Month	(Comparison)
4000 Association Fees	\$425,000.00	\$410,542.24	96.60%	\$1,215.00	\$424,698.87
4010 Lot Mowing Fee	\$6,600.00	\$7,700.00	116.67%		\$6,900.00
4020 Late Payment Penalty	\$10,000.00	\$9,612.50	96.13%	\$420.00	\$12,582.72
4021 Lien Filing Charge	\$100.00	\$435.00	435.00%		\$164.00
4050 RV Park Fees	\$30,910.00	\$33,953.00	109.84%	\$7,003.00	\$29,760.95
4055 Pool Income	\$8,000.00	\$9,528.95	119.11%	\$2,293.60	\$6,400.50
4060 Miscellaneous Income	\$6,000.00	\$6,958.63	115.98%	\$338.63	\$7,026.00
4080 Park Revenue	\$300.00	\$150.00	50.00%		\$225.00
4090 Road Impact Fees	\$2,000.00	\$2,100.00	105.00%		\$2,100.00
4500 Interest Income					
First United Checking	\$15.00	\$21.54	143.60%	\$2.95	\$13.95
First United MM	\$8,000.00	\$2,294.45	28.68%	\$121.35	\$7,068.16
Other					\$68.65
4500 Return Check Charge	\$50.00		0.00%		\$25.00
TOTAL INCOME	\$496,975.00	\$483,296.31	97.25%	\$11,394.53	\$497,033.80
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$70,000.00	\$3,743.82	5.35%	\$93.19	\$3,105.16
5115 WD Park Maintenance	\$2,500.00	\$2,873.09	114.92%	\$478.55	\$2,481.65
5118 Veterans \$ 1st RSP Park	\$6,000.00	\$7,465.71	124.43%	\$38.65	\$418.64
5119 Firestone Park Maintenance	\$500.00	\$3,086.52	617.30%	\$154.94	\$2,650.95
5120 Supplies/Small Equipment	\$1,000.00		0.00%		\$10.81
5122 Memorial Tree Program		\$1,017.28			
5135 Fence Repair	\$32,000.00	\$45,979.94	143.69%	\$13,280.00	\$23.99
5140 Weed Control	\$500.00	\$451.50	90.30%		\$208.90
5150 Tree Spraying	\$600.00		0.00%		\$141.10
5151 Tree Trimming	\$6,000.00	\$3,915.98	65.27%		
5155 PWD Contract (MUD)	\$64,000.00	\$61,933.28	96.77%	\$5,645.32	\$60,197.12
Total Grounds Maintenance	\$183,100.00	\$130,467.12	71.25%	\$19,690.65	\$69,238.32
Insurance					
5200 Worker's Comp	\$3,100.00	\$2,984.00	96.26%	\$0.00	\$2,915.00
5210 Liability	\$8,000.00	\$7,627.00	95.34%		\$7,373.00
5225 D & O Liability	\$3,900.00	\$3,775.00	96.79%		\$3,775.00
Total Insurance	\$15,000.00	\$14,386.00	95.91%	\$0.00	\$14,063.00
RV Storage Facilities					
5320 Maintenance	\$1,300.00	\$461.62	35.51%		\$657.83
5340 Utilities	\$1,500.00	\$2,810.36	187.36%	\$115.02	\$810.99
5350 RV Covers	\$40,000.00	\$45,345.00	113.36%		
Total Storage Facilities	\$42,800.00	\$48,616.98	113.59%	\$115.02	\$1,468.82

POA 2021-22 BUDGET BY MONTH

	2021-22 BUDGET	As of JULY 2022	%	JULY 2022	Jul-21
Operating		YTD		Month	(Comparison)
5400 Acct/Mgmt Services	\$40,000.00	\$39,101.69	97.75%	\$3,550.51	\$37,959.90
5405 Annual Meeting	\$1,000.00		0.00%		\$100.00
5410 Audit	\$3,500.00	\$3,250.00	92.86%		\$3,250.00
5420-01 Welcome Committee	\$1,000.00	\$603.37	60.34%	\$166.37	\$866.27
5420-02 Picnic	\$7,000.00	\$7,183.60	102.62%		\$7,645.00
5420-03 Celebrations/July 4th	\$2,500.00	\$2,111.74	84.47%	\$641.74	\$1,025.71
5425 Legal	\$5,000.00	\$390.00	7.80%		\$52.00
5430 Pool Expense	\$9,000.00	\$11,408.10	126.76%	\$3,465.41	\$7,933.30
5440 Office Supplies	\$2,500.00	\$1,811.83	72.47%	\$608.16	\$1,802.78
5445 Other Operating Expense	\$2,300.00	\$753.21	32.75%		\$2,261.34
5450 Communications					
Total Operating	\$73,800.00	\$66,613.54	90.26%	\$8,432.19	\$62,896.30
Security					
5500 Wages	\$135,650.00	\$123,528.18	91.06%	\$10,016.85	\$125,142.84
5510 Payroll Taxes	\$15,048.00	\$10,605.27	70.48%	\$1,067.72	\$10,502.64
5515 Maintenance	\$2,400.00	\$4,027.53	167.81%	\$515.86	\$3,547.58
5530 Supplies / Small Eq	\$5,350.00	\$2,936.56	54.89%	\$553.25	\$6,411.10
5540 Telephone	\$1,380.00	\$1,269.74	92.01%	\$15.51	\$1,264.73
5550 Utilities	\$3,360.00	\$2,616.75	77.88%	\$240.85	\$1,717.69
5560 Misc - Tags, Uniforms	\$1,280.00				
Total Security	\$164,468.00	\$144,984.03	88.15%	\$12,410.04	\$148,586.58
Streets					
5600 Repair/Reseal/Maint.	\$30,000.00	\$51,218.00	170.73%		\$112,172.64
5605 Drainage	\$95,000.00	\$93,667.33	98.60%		\$8,545.00
5620 Signs	\$500.00	\$92.50			
Total Streets	\$125,500.00	\$144,977.83	115.52%	\$0.00	\$120,717.64
Taxes					
5700 Property Taxes	\$3,150.00	\$3,081.82	97.84%		\$2,954.90
Total Taxes	\$3,150.00	\$3,081.82	97.84%	\$0.00	\$2,954.90
7009 Bank fees		-\$30.00			\$2.50
TOTAL EXPENSES	\$607,818.00	\$553,097.32	91.00%	\$40,647.90	\$419,928.06
Total Income	\$496,975.00	\$483,296.31		\$11,394.53	\$497,033.80
Expenses	(\$110,843.00)	\$553,097.32		\$40,647.90	-\$419,928.06
Income - Expenses		-\$69,801.01		-\$29,253.37	\$77,105.74
From Reserves For:					
Maintenance-Streets-Rv Covers	\$ 110,843.00				
	\$ 607,818.00				
EX-POA 2020-21 Budget by mo		11th of 12 Mo			
Approved 8/10/21					

POA 2022-23 BUDGET

	2022-23 BUDGET		
INCOME			
4000 Association Fees	\$412,000.00		
4010 Lot Mowing Fee	\$7,700.00		
4020 Late Payment Penalty	\$9,000.00		
4021 Lien Filing Charge	\$400.00		
4050 RV Park Fees	\$33,000.00		
4055 Pool Income	\$8,500.00		
4060 Miscellaneous Income	\$7,000.00		
4080 Park Revenue	\$300.00		
4090 Road Impact Fees	\$2,000.00		
4500 Interest Income			
First United Checking	\$30.00		
First United MM	\$5,000.00		
4500 Return Check Charge	\$50.00		
TOTAL INCOME	\$484,980.00		
EXPENSES			
Maintenance / Repairs			
5105 LS Park Maintenance	\$15,000.00		
5115 WD Park Maintenance	\$2,500.00		
5118 Veterans \$ 1st RSP Park	\$2,500.00		
5119 Firestone Park Maintenance	\$2,500.00		
5120 Supplies/Small Equipment	\$1,000.00		
5122 Memorial Tree Program			
5135 Fence Repair	\$25,000.00		
5140 Weed Control	\$1,000.00		
5150 Tree Spraying	\$600.00		
5151 Tree Trimming	\$6,000.00		
5155 PWD Contract (MUD)	\$64,000.00		
Total Grounds Maintenance	\$120,100.00		
Insurance			
5200 Worker's Comp	\$3,100.00		
5210 Liability	\$8,000.00		
5225 D & O Liability	\$3,900.00		
Total Insurance	\$15,000.00		
RV Storage Facilities			
5320 Maintenance	\$1,500.00		
5340 Utilities	\$1,800.00		
5350 RV Covers	\$20,000.00		
Total Storage Facilities	\$23,300.00		

POA 2022-23 BUDGET

		2022-23 BUDGET		
Operating				
5400 Acct/Mgmt Services		\$40,000.00		
5405 Annual Meeting		\$1,000.00		
5410 Audit		\$3,400.00		
5420-01 Welcome		\$300.00		
5420-02 Picnic/Celebrations		\$8,000.00		
5420-03 Recreation		\$3,000.00		
5425 Legal		\$5,000.00		
5430 Pool Expense		\$12,000.00		
5440 Office Supplies		\$2,500.00		
5445 Other Operating Expense		\$1,500.00		
5450 Communications		\$0.00		
Total Operating		\$76,700.00		
Security				
5500 Wages		\$146,502.00		
5510 Payroll Taxes		\$16,718.00		
5515 Maintenance		\$4,100.00		
5530 Supplies / Small Eq		\$3,850.00		
5540 Telephone		\$1,380.00		
5550 Utilities		\$3,000.00		
5560 Misc - Tags - Uniforms		\$600.00		
Total Security		\$176,150.00		
Streets				
5600 Repair/Reseal/Maint.		\$50,000.00		
5605 Drainage		\$15,000.00		
5620 Signs		\$500.00		
Total Streets		\$65,500.00		
Taxes				
5700 Property Taxes		\$3,150.00		
Total Taxes		\$3,150.00		
7009 Bank Service Charge				
TOTAL EXPENSES		\$479,900.00		
Total Income		\$484,980.00		
Income - Expenses		\$5,080.00		
EX-POA Budget 2022-23				