

Meadowlakes POA Board Minutes

August 8, 2023 Meeting

6:00 PM at Totten Hall

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

Pledge of Allegiance led by Don Wheeler

Present: Don Wheeler, Dottie Stueckroth, Kathy Nicholl, Mike Shaw, Steve Nash, Steve Newton, Johnny Gillen

Absent: N/A

Consent Items: The proposed minutes, including the financial report for July 11, 2023 were unanimously approved. Motion by Mike Shaw. Second by Kathy Nicholl. Unanimous.

Citizen Comments: Georgina Christy brought up a concern about the potential of Spectrum disrupting properties as they lay new fiber optic cable for internet service. She wondered if the POA was going to oversee the project in some way to ensure each property is brought back to pre-dig condition. The POA will not oversee the project and will rely on the license and bonding of Spectrum to do as they stated in their proposal.

Board Director Reports:

- Financial: Dottie Stueckroth
 - See attached financials
 - Approve 2023/2024 budget
 - Motion by Kathy Nicholl. Second by Mike Shaw. Unanimous.
 - Approve 2022/2023 Budget Amendments (moving dollars from Drainage to Streets and Fence Repair to Tree Trimming)
 - Motion by Don Wheeler. Second by Steve Newton. Unanimous.
 - Discussed a wording change on our annual audit from Audit to the option of a Full Audit or a Review. Mike Shaw will ask our lawyer for the proper wording before we present the change to voters.
 - Dottie looked into ways for residents to pay their annual POA dues and has determined that the best way to do it prudently and smoothly is to continue to accept only Checks or Cash.

- RV Storage: Steve Newton
 - The annual renewal process is complete
 - There are two small spaces open for rent

- Events and Celebrations: Kathy Nicholl
 - 29 people attending the New Resident Meet and Greet. Three were new residents. People really enjoy getting to know each other. The next “New Resident Reception” will be held on September 5th at 5:30pm at the Hidden Falls Bistro.
 - Kathy continues to work on the viewing events for the two (2) solar eclipse’s coming up. One is the Annular Solar Eclipse and will be on October 14, 2023. The next one will be April 8, 2024 and will be a Total Solar Eclipse. The Highland Lakes area could see an influx of 10’s of thousands of people during the April 8, 2024 total eclipse. The community is proactively planning/preparing for this event.

- Parks, Roads and Maintenance: Mike Shaw
 - The Pool Usage Recap for July shows that we had an average of 35 swimmers per day for a total of 940 swimmers. (134 children the age of 5 years; 282 between the ages of 5-12 and 524 of those 13 and older in age).
 - The current plan is to keep the pool open through September with no attendants after Labor Day. Check-in will take place in the Golf Pro Shop.
 - A resident has offered to pay for ropes and buoys to provide a 70’ x 50’ swimming area off the new sidewalk at Lakeside Park. More discussions need to take place prior to moving forward with this generous offer.

- Security Gate: Don Wheeler
 - A gate guard recently resigned. Don is in the process of hiring a replacement.

Old Business:

- Steve will sign the letter to the City of Meadowlakes verifying the increase to the Road Impact Fees effective July 12, 2023 (See attached letter).
- The Board discussed a quit claim deed to the City of Meadowlakes for two pieces of property that are currently owned by the POA. The POA pays taxes and upkeep on these properties and there is no benefit in having them. Steve Nash made a motion to quit claim deed Property ID #109603 and #71851 to the City of Meadowlakes. Second by Mike Shaw. Unanimous.

New Business:

- Johnny Gillen resigned from the POA Board due to he and Audrey moving to San Antonio this month. (See attached resignation letter)

Executive Session: N/A

Motion to adjourn was made by Kathy Nicholl. Second by Don Wheeler. Unanimous.

Steve Nash, President

Acting Secretary

Citizens in Attendance:

Georgina Christy

Florence Schulman

Lillian & Richard Creasy

John & Joan Mattison