

Meadowlakes POA Minutes

May 10, 2022 Meeting

6pm at Totten Hall

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

Pledge of Allegiance led by Don Wheeler

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 April 12, 2022, meeting. The motion was seconded by Steve Newton, and it passed unanimously.

Welcoming Committee: The Committee has completed 45 visits with new residents since September 1, 2021. The Committee has another 19 visits to complete to reach the currently known new residents.

Member Comments: None

Board Reports:

Streets and Parks: Mike Shaw – The cost of permanently paved speed bumps was prohibitive (over \$8,000) and Mike Shaw is continuing to research alternatives. The City of Meadowlakes has two portable that may provide a temporary solution.

Mike Shaw is following up with the fencing contractor and home owner at 141 Broadmoor concerning proper repair of the fence that was torn down without authorization. The owner at 141 Broadmoor has indicated that he will reimburse the POA for proper repair and bids are being sought.

The swimming pool will open on May 28.

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

RV Storage: – Steve Newton – The covers addressed by the existing contract with the contractor are completed, and the covered spaces and larger uncovered spaces are fully occupied.

The lights installed by the PEC are adequate, but one PEC LED flood light shines into the backyard and windows of one adjoining neighbor at 91 Pinehurst. Solutions to this issue are being investigated and pursued.

Gate Security: Don Wheeler – A window unit is currently being used at the guard shack because the split unit provided in the shack is not sufficient. Additionally, the guard shack needs moderate

roof repair. Certain Door Dash drivers are not respecting the requirement to check in with the guard.

Events and Celebrations: Kathy Kasperek Nicholl – The Easter Egg Hunt was a success. Half of the eggs that had been purchased to potentially last several years were used. The golf cart caravan on Easter afternoon travelled more of the golf course than planned. Kathy outlined the plans for the Memorial Day events and the sale of tickets. It was decided to make tickets available at the picnic.

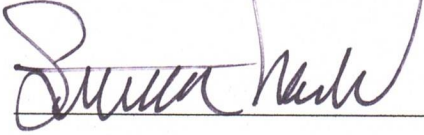
New Business:

- Tracy Neffendorf with Neffendorf & Blocker, P.C. attended the meeting to report on the audit that was just completed for the fiscal year ending on August 31, 2021. She reported that, based upon their audit of the financial statements of Meadowlakes Property Owners' Association, Inc., the financial statements present fairly, in all material respects, the financial position of the Meadowlakes Property Owners' Association, Inc. as of August 31, 2021, and the changes in the net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

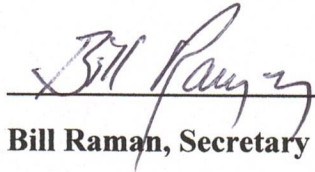
Special thanks go to our Treasurer, Dottie Stueckroth, for the outstanding job that she does in maintaining the financial records of the Association.

- There was a discussion of the most efficient approach that might be taken by the POA and the Welcoming Committee to provide information to new residents. In the discussion, the excellent job that had been done by the Welcoming Committee to date was acknowledged. More than one approach was raised for consideration, and it was agreed that further consideration should be given to this issue to determine the most efficient approach.
- Steve Newton moved to amend the Use Agreement for the RV Storage Units to allow an owner to have use agreements for two spaces if and only if one of the spaces was one of the few "smaller" spaces defined as Steve suggested. The Board was generally not opposed to the concept raised by Steve so long as language could be drafted and circulated that accomplished Steve's goal in a manner consistent with the overall spirit of the existing use agreements. Because statements for the use agreements were to be mailed by the end of the month, the motion was seconded by Don Wheeler and passed unanimously contingent upon subsequent agreement by a majority of the Board to the proposed language to be circulated for a vote by e-mail. Drafting the language proved to be more difficult than anticipated, and the motion was withdrawn for further consideration within the coming year, if desired.

Motion to adjourn by Dottie Stueckroth. 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

Scott Powell

Carson Rice

Meadowlakes POA Monthly Report
As of April 30, 2022

	<u>Month</u>	<u>YTD</u>
Income	\$ 1530	\$429,597
Expenses	\$ 38,931	\$445,382
Total Checking/Savings	\$ 386,820	

Income vs Expenses April < \$37,401 >

86.44% Budgeted Income Received	8 of 12 Mo
73.28% Budgeted Expenses Paid	8 of 12 Mo

Dottie Stueckroth

Treasurer

5/10/22 Meeting

POA 2021-22 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2021-22 BUDGET	As of APR 2022	%	APR 2022	Apr-21
INCOME		YTD		Month	(Comparison)
4000 Association Fees	\$425,000.00	\$405,182.24	95.34%	\$540.91	\$422,532.51
4010 Lot Mowing Fee	\$6,600.00	\$7,700.00	116.67%		\$6,900.00
4020 Late Payment Penalty	\$10,000.00	\$7,762.50	77.63%	\$300.00	\$12,225.47
4021 Lien Filing Charge	\$100.00	\$275.00	275.00%		\$164.00
4050 RV Park Fees	\$30,910.00	\$390.00	1.26%	\$50.00	\$521.70
4055 Pool Income	\$8,000.00	\$202.00	2.53%		
4060 Miscellaneous Income	\$6,000.00	\$3,935.00	65.58%	\$515.00	\$4,155.00
4080 Park Revenue	\$300.00	\$100.00	33.33%	\$25.00	\$110.00
4090 Road Impact Fees	\$2,000.00	\$2,100.00	105.00%		\$1,400.00
4500 Interest Income					
First United Checking	\$15.00	\$12.46	83.07%	\$0.82	\$10.40
First United MM	\$8,000.00	\$1,937.87	24.22%	\$98.11	\$5,417.84
Other					\$66.15
4500 Return Check Charge	\$50.00		0.00%		\$27.50
TOTAL INCOME	\$496,975.00	\$429,597.07	86.44%	\$1,529.84	\$453,530.57
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$70,000.00	\$2,118.24	3.03%	\$86.12	\$919.58
5115 WD Park Maintenance	\$2,500.00	\$1,533.08	61.32%	\$101.75	\$2,111.60
5118 Veterans \$ 1st RSP Park	\$6,000.00	\$7,125.46	118.76%	\$26.65	\$304.88
5119 Firestone Park Maintenance	\$500.00	\$4,047.07	809.41%	\$80.58	
5120 Supplies/Small Equipment	\$1,000.00		0.00%		\$10.81
5122 Memorial Tree Program		\$972.83		\$972.83	
5135 Fence Repair	\$32,000.00	\$32,699.94	102.19%		\$23.99
5140 Weed Control	\$500.00	\$312.52	62.50%		\$163.93
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	\$44,997.32	70.31%	\$5,645.32	\$43,697.56
Total Grounds Maintenance	\$183,100.00	\$97,722.44	53.37%	\$6,913.25	\$47,373.45
Insurance					
5200 Worker's Comp	\$3,100.00	\$2,984.00	96.26%	\$217.00	\$2,915.00
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	\$10,611.00	70.74%	\$217.00	\$10,109.00
RV Storage Facilities					
5320 Maintenance	\$1,300.00	\$415.15	31.93%	\$76.84	\$28.58
5340 Utilities	\$1,500.00	\$2,457.36	163.82%	\$116.01	\$606.79
5350 RV Covers	\$40,000.00	\$45,345.00	113.36%	\$15,345.00	
Total Storage Facilities	\$42,800.00	\$48,217.51	112.66%	\$15,537.85	\$635.37

POA 2021-22 BUDGET BY MONTH

	2021-22 BUDGET	As of APR 2022	%	APR 2022	Apr-21
Operating		YTD		Month	(Comparison)
5400 Acct/Mgmt Services	\$40,000.00	\$28,450.16	71.13%	\$3,550.51	\$27,472.13
5405 Annual Meeting	\$1,000.00		0.00%		\$100.00
5410 Audit	\$3,500.00		0.00%		\$3,250.00
5420-01 Welcome Committee	\$1,000.00	\$437.00	43.70%	\$225.00	\$455.25
5420-02 Picnic	\$7,000.00	\$1,095.86	15.66%		\$0.00
5420-03 Celebrations	\$2,500.00		0.00%		\$2,675.71
5425 Legal	\$5,000.00	\$364.00	7.28%		\$52.00
5430 Pool Expense	\$9,000.00	\$3,607.94	40.09%	\$313.45	\$247.93
5440 Office Supplies	\$2,500.00	\$994.92	39.80%	\$255.41	\$1,125.08
5445 Other Operating Expense	\$2,300.00	\$914.46	39.76%	\$1.60	\$2,055.38
5450 Communications					
Total Operating	\$73,800.00	\$35,864.34	48.60%	\$4,345.97	\$37,433.48
Security					
5500 Wages	\$135,650.00	\$94,318.88	69.53%	\$10,040.40	\$91,151.74
5510 Payroll Taxes	\$15,048.00	\$7,757.46	51.55%	\$839.69	\$7,440.92
5515 Maintenance	\$2,400.00	\$2,598.75	108.28%	\$270.76	\$2,565.45
5530 Supplies / Small Eq	\$5,350.00	\$1,773.89	33.16%	\$553.25	\$4,134.05
5540 Telephone	\$1,380.00	\$1,011.33	73.28%		\$840.33
5550 Utilities	\$3,360.00	\$1,934.46	57.57%	\$212.97	\$1,291.76
5560 Misc - Tags, Uniforms	\$1,280.00				
Total Security	\$164,468.00	\$109,394.77	66.51%	\$11,917.07	\$107,424.25
Streets					
5600 Repair/Reseal/Maint.	\$30,000.00	\$48,959.91	163.20%		\$109,588.88
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	\$118,133.88
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	\$445,381.62	73.28%	\$38,931.14	\$324,066.83
Total Income	\$496,975.00	\$429,597.07		\$1,529.84	\$453,530.57
Income - Expenses	(\$110,843.00)	\$445,381.62		\$38,931.14	-\$324,066.83
		-\$15,784.55		-\$37,401.30	\$129,463.74
From Reserves For:					
Maintenance-Streets-Rv Covers	\$ 110,843.00				
	\$ 607,818.00				
EX-POA 2020-21 Budget by mo		8th of 12 Mo			
Approved 8/10/21					

RV STORAGE REPORT

[illegible]