

Meadowlakes POA Minutes

June 14, 2022 Meeting

6pm at Totten Hall

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

Pledge of Allegiance led by Mike Shaw

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

Absent: None

Minutes: Mike Shaw moved for the approval of the Minutes for the May 10, 2022, meeting. The motion was seconded by Steve Newton, and it passed unanimously.

Welcoming Committee: Kathy Nicholl outlined the new procedure to be followed when welcoming new residents in the document entitled "Welcome Committee Processes" attached to the minutes. The current members of the Welcoming Committee, Florence Schulman and Georgina M. Christy, spoke jointly to provide their comments to the Board and submit their resignation in a prepared statement also attached to the minutes. Both were thanked for their service to Meadowlakes and to the POA.

Member Comments: None

Board Reports:

Streets and Parks: Mike Shaw – Weather and farm animals have caused damage to fences that will result in \$14,000 of repairs. A bull from the neighboring farm tried to go through a fence on Turkey Run. The storms with high winds had caused trees or limbs to damage three fences. There is a possibility that the affected property owners' insurance policies will help cover some of the repairs and that the management of the neighboring farm will contribute to the expense of the damage that the bull caused, but the need for repairs was immediate. Work on the repairs has therefore commenced with the anticipation that the exact money details will be worked out.

There is a question about the effect that street repairs allegedly performed by or for the POA many years ago in connection with the installation of a pipe connecting two ponds on the golf course may have had on the sewer drainage for a recently completed house. Because the matter required immediate repair, the corrective steps were immediately taken and underwritten by the POA. The question of whom should ultimately absorb this expense will be further investigated.

There have been two asphalt patches at a cost of \$2200.

Mike provided an overview of the first two weeks revenues and expenses (attached), but noted that the revenues may be swollen because they include sales of season passes for people who will

therefore be using the pool through the summer without payment of further money. Additionally, the price of chlorine to treat and maintain the pool has quadrupled. The hope is that the pool might break even.

Treasurer: Dottie Stueckroth – Ms. Stueckroth provided explanatory comments on the monthly financial reports, the report on the calculation of POA reserves, and the report on the cost of the Memorial Day Barbeque (all attached). She requested that each department provide estimated budget numbers for fiscal 2022-23 as soon as possible for consideration at the next meeting.

RV Storage: – Steve Newton – All spaces are rented. One-third of the renewals have been returned. Unfortunately, five were unsigned. PEC put a deflecting cover on the light that was shining into an owner's yard, and the owner is satisfied. The city has ordered another light for a low light area of the RV Storage area. Steve has contacted other contractors about construction of additional covers and is continuing to research possibilities.

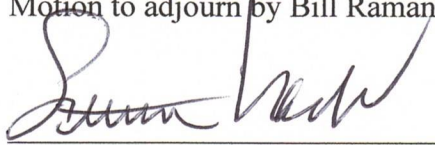
Gate Security: Don Wheeler – Construction work is not allowed on Sundays under the regulations and the gate is therefore not permitting construction-related deliveries on Sundays. This includes delivery of large appliances by vendors such as Lowe's. It does not include yard people, pool maintenance people, USPS deliveries, Amazon or UPS deliveries.

Unfortunately, there have been visitors who have been abusive of the guards. Sadly, this has happened with greater frequency.

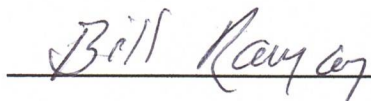
Events and Celebrations: Kathy Kasperek Nicholl – The Memorial Day picnic was a success. However, the experience showed that tickets should be sold online and at the event. Kathy provided an outline of the upcoming events and activities relating to the Fourth of July celebration, and indicated that applications are available for parade entries.

New Business: There was a general discussion about the effect that the inflation that is occurring should have on dues, if any. It was agreed that the Board would look at the budget numbers at the upcoming meeting to determine if a dues increase could be avoided

Motion to adjourn by Bill Raman. Second by many, including Don Wheeler. Unanimous.



Steve Nash, President



Bill Raman, Secretary

Those in Attendance:

Georgina Christy

Florence Schulman

Mark Bentley

Welcome Committee Processes

- 1- The Welcome Committee will get the list of residents to visit through Don Wheeler who will use automobile sticker records with and the residents will have an option to opt out of having the Welcoming Committee visit. He will email Committee the list regularly.
2. The Welcome Committee will finish the list of 22 they already have before starting the new process as of May 19 2022.
3. The Welcome Committee will continue to present the 22 residents with the current package, including the notebook and directory.
4. Beginning with the new list generated May 19, 2022 and on, the new package will include the basket as it is without the notebook. Instead, the package will include The Picayune Area-Wide Phone Book, Hidden Falls Golf Coupons, City of Meadowlakes map, Hidden Falls Bistro coupons, and a 101 Fun Things to do in the Highland Lakes..
5. The City of Meadowlakes, beginning May 19, 2022, will put current Directories in the New Resident Utility folder and will charge the POA for the cost.
6. The Welcome Committee will not collect and/or report any demographic information from the residents.

BR

**WELCOME COMMITTEE COMMENTS
TO THE POA BOARD AT THEIR 6/14/2022 MEETING**

Our comments today are in response to the May 10, 2022
POA Board Meeting agenda Item # 2:

"Possible revision of the process for providing new residents with information in light of the frequency of changes in households"

As the Welcome Committee was not notified prior to the meeting, we had no idea as to what revisions were being considered. This took us by surprise. We were not aware that there was a problem with our current procedure.

We would like to take this opportunity to comment on the following items which the Board members discussed during that meeting:

A) Regarding the complaint by a renter not being visited, the Board had been advised that due to COVID restrictions, we were only visiting the new owners. We had planned to resume visits to all new residents this year (2022).

B) A Board member commented as to why in our monthly report, we indicated the number of children there were of the new residents. This information was obtained and furnished to the Board, so consideration could be given to having more activities for families. (The families we visited wanted to know of such activities).

C) At a meeting with Kathy Nicholl, held after the May Board meeting, we were informed that the City Office received a complaint related to The Welcome Committee representatives forcing their way into a home. **THIS NEVER HAPPENED.** We only enter a home when invited.

It is regretful that the Board did not have the courtesy to advise us of these complaints when they occurred, so that we could defend our selves.

Our May 23, 2022 e-mail reply to Ms Nicholl, advised her that the Welcome Committee did not agree with item 4 of the proposal submitted and requested an additional meeting to further review and clarify. We were disappointed that such a meeting was not arranged and would like to comment as follows:

We were concerned that the notebook was being eliminated as part of the visits. As previously advised, the book reflects the following:

- 1) NO ENDORSEMENT OF SERVICES OR PRODUCTS -
FOR REFERENCE ONLY. THIS STATEMENT ELIMINATES
CONCERN FOR POSSIBLE PERCEIVED FAVORITISM.
- 2) PERTINENT INFORMATION RELATED TO MEADOWLAKES.
(WHICH CANNOT BE FOUND IN THE PICAYUNE PHONE BOOK)
- 3) COUPONS FOR GOLF ONLY

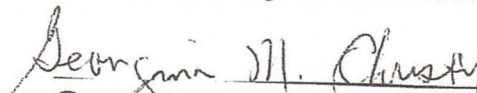
As you can see from this sample, the Basket contains goodies for their home, (which adds a personal touch). Therefore, it would not be practical to include in the Basket, those items referred to in your proposal (item 4).


It is regretful that the Board feels our method of handling visits does not meet their standards. We will handle the balance of outstanding residents received prior to May 19, 2022, using our original procedure.

Florence and I have decided to resign from the Welcome Committee upon completion of these visits.

We both have enjoyed welcoming the new residents over the past number of years. The responses received from them, both verbally and written, have been favorable and greatly appreciated .

Respectively submitted Welcome Committee

 6/14/22
Georgina M. Christy, Chairperson

 6/14/22
Florence Schulman, Sec/Treas

ML POA POOL REPORT

ML POA POOL REPORT														
Date	Day	Free	5-12	@3.50	\$5.00	"@ 5.00	\$125.00	@ \$125	Fam Pass	@ \$250	Checks	Daily Total	Actual	Ovr/Sht
6/1/22	Wed	8	\$28.00	13 +	\$50.00							\$478.00	\$478.00	
6/2/22	Thur	2	\$7.00	2	\$10.00		2	\$250.00	1	\$400.00		\$267.00	\$267.00	Wht \$100
6/3/22	Fri	1	\$17.50	8	\$40.00				1	\$250.00		\$307.50	\$307.75	Brn \$100
6/4/22	Sat	8	\$28.00	16	\$80.00							\$108.00	\$107.50	Wht \$100
6/5/22	Sun	14	\$31.50	29	\$145.00				1.5	\$375.00		\$551.50	\$550.50	Brn \$100
6/6/22	Mon	2	\$10.50	8	\$40.00							CLOSED		
6/7/22	Tues	3	\$10.50	5	\$40.00				1	\$250.00		\$50.50	\$50.50	Wht \$100
6/8/22	Wed	2	\$38.50	10	\$50.00				2	\$500.00		\$338.50	\$338.50	Brn \$100
6/9/22	Thur	5	\$17.50	12	\$60.00				1	\$250.00		\$577.50	\$577.50	Wht \$100
6/10/22	Fri	4	\$49.00	22	\$110.00		1	\$125.00	1	\$250.00		\$534.00	\$534.00	Brn \$100
6/11/22	Sat	7	\$17.50	18	\$90.00							\$107.50	\$107.50	Wht \$100
6/12/22	Sun	8	\$35.00	24	\$120.00				1	\$250.00		\$405.00	\$395.00	Brn \$100
6/13/22	Mon	1	2	4								CLOSED		
6/14/22	Tues											CLOSED		
6/15/22	Wed											CLOSED		
6/16/22	Thur											CLOSED		
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6/152/22	Sun													

Meadowlakes POA Monthly Report
As of May 31, 2022

	<u>Month</u>	<u>YTD</u>
Income	\$ 3546	\$433,146
Expenses	\$ 27,416	\$471,660
Total Checking/Savings	\$ 362,916	

Income vs Expenses May < \$38,516 >

87.16% Budgeted Income Received	9 of 12 Mo
77.60% Budgeted Expenses Paid	9 of 12 Mo

Dottie Stueckroth
Treasurer
6/14/22 Meeting

POA 2021-22 BUDGET BY MONTH

[Fiscal Year Sept - Aug]	2021-22 BUDGET	As of MAY 2022	%	MAY 2022	May-21
INCOME		YTD		Month	(Comparison)
4000 Association Fees	\$425,000.00	\$405,217.24	95.35%	\$35.00	\$423,419.51
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%		\$12,365.47
4021 Lien Filing Charge	\$100.00	\$275.00	275.00%		\$164.00
4050 RV Park Fees	\$30,910.00	\$480.00	1.55%	\$90.00	\$521.70
4055 Pool Income	\$8,000.00	\$1,778.85	22.24%	\$1,576.85	
4060 Miscellaneous Income	\$6,000.00	\$5,635.62	93.93%	\$1,700.62	\$4,780.00
4080 Park Revenue	\$300.00	\$125.00	41.67%	\$25.00	\$110.00
4090 Road Impact Fees	\$2,000.00	\$2,100.00	105.00%		\$1,750.00
4500 Interest Income					
First United Checking	\$15.00	\$14.58	97.20%	\$2.12	\$11.53
First United MM	\$8,000.00	\$2,054.37	25.68%	\$116.50	\$5,994.15
Other					\$66.15
4500 Return Check Charge	\$50.00		0.00%		\$27.50
TOTAL INCOME	\$496,975.00	\$433,143.16	87.16%	\$3,546.09	\$456,110.01
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$70,000.00	\$2,203.03	3.15%	\$84.79	\$1,972.34
5115 WD Park Maintenance	\$2,500.00	\$1,775.47	71.02%	\$242.39	\$2,244.85
5118 Veterans \$ 1st RSP Park	\$6,000.00	\$7,228.05	120.47%	\$102.59	\$331.53
5119 Firestone Park Maintenance	\$500.00	\$2,894.93	578.99%	\$47.86	\$27.74
5120 Supplies/Small Equipment	\$1,000.00		0.00%	-\$17.29	\$10.81
5122 Memorial Tree Program		\$1,017.28			
5135 Fence Repair	\$32,000.00	\$32,699.94	102.19%		\$23.99
5140 Weed Control	\$500.00	\$451.50	90.30%	\$138.98	\$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	\$50,642.64	79.13%	\$5,645.32	\$49,177.64
Total Grounds Maintenance	\$183,100.00	\$102,828.82	56.16%	\$6,244.64	\$54,093.93
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%		\$7,194.00
5225 D & O Liability	\$3,900.00	\$0.00	0.00%		
Total Insurance	\$15,000.00	\$10,611.00	70.74%	\$0.00	\$10,109.00
RV Storage Facilities					
5320 Maintenance	\$1,300.00	\$461.62	35.51%	\$46.47	\$593.58
5340 Utilities	\$1,500.00	\$2,579.31	171.95%	\$121.95	\$676.98
5350 RV Covers	\$40,000.00	\$45,345.00	113.36%		
Total Storage Facilities	\$42,800.00	\$48,385.93	113.05%	\$168.42	\$1,270.56

POA 2021-22 BUDGET BY MONTH

	2021-22 BUDGET	As of MAY 2022	%	MAY 2022	May-21
Operating		YTD		Month	(Comparison)
5400 Acct/Mgmt Services	\$40,000.00	\$32,000.67	80.00%	\$3,550.51	\$31,066.72
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%		\$455.25
5420-02 Picnic	\$7,000.00	\$6,875.60	98.22%	\$5,779.74	\$4,752.23
5420-03 Celebrations	\$2,500.00		0.00%		\$1,025.71
5425 Legal	\$5,000.00	\$364.00	7.28%		\$52.00
5430 Pool Expense	\$9,000.00	\$3,900.89	43.34%	\$292.95	\$347.93
5440 Office Supplies	\$2,500.00	\$1,191.57	47.66%	\$35.40	\$1,197.41
5445 Other Operating Expense	\$2,300.00	\$753.21	32.75%		\$2,110.81
5450 Communications					
Total Operating	\$73,800.00	\$45,522.94	61.68%	\$9,658.60	\$44,358.06
Security					
5500 Wages	\$135,650.00	\$103,832.48	76.54%	\$9,513.60	\$103,834.84
5510 Payroll Taxes	\$15,048.00	\$8,526.99	56.67%	\$769.53	\$8,470.43
5515 Maintenance	\$2,400.00	\$3,030.21	126.26%	\$431.46	\$2,715.08
5530 Supplies / Small Eq	\$5,350.00	\$2,105.65	39.36%	\$331.76	\$4,823.72
5540 Telephone	\$1,380.00	\$1,101.05	79.79%	\$89.72	\$947.25
5550 Utilities	\$3,360.00	\$2,142.88	63.78%	\$208.42	\$1,432.93
5560 Misc - Tags, Uniforms	\$1,280.00				
Total Security	\$164,468.00	\$120,739.26	73.41%	\$11,344.49	\$122,224.25
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	\$471,659.51	77.60%	\$27,416.15	\$353,147.08
Total Income	\$496,975.00	\$433,143.16		\$3,546.09	\$456,110.01
Expenses	(\$110,843.00)	\$471,659.51		\$27,416.15	-\$353,147.08
Income - Expenses		-\$38,516.35		-\$23,870.06	\$102,962.93
From Reserves For:					
Maintenance-Streets-Rv Covers	\$ 110,843.00				
	\$ 607,818.00				
EX-POA 2020-21 Budget by mo		9th of 12 Mo			
Approved 8/10/21					

Calculation of POA Reserves

As of: 5/31/2022

	Actual		
Cash in Bank	\$	362,916.00	
Less: Remaining FY Budget Cost (Budget \$496,975 - May 31 \$471,660)	\$	(136,158.00)	Budget
Projected Income EOY	\$	63,832.00	Budget
	\$	290,590.00	
<u>Shortage of Income</u>			
Pool	\$	(5,000.00)	
Association Fees	\$	(14,000.00)	
Bank Interest	\$	(5,000.00)	
	\$	(24,000.00)	\$ (24,000.00)
Projected Reserves at EOY	\$	266,590.00	

POA BBQ MAY 2022

5/30/2022

	Tickets	at \$10	
Pre-Sale	53		\$530.00
EventBrite	49		\$490.00
BBQ	<u>75</u>		<u>\$750.00</u>
	177		\$1,770.00
Donation			<u>\$100.00</u>
			\$1,870.00

EXPENSES

	Meals		
Rafa's Kitchen	275	at \$21.85	\$6,008.75
Banners			\$33.11
Minute Man Rental			<u>\$508.00</u>
			\$6,549.86

POA COST

-\$4,679.86

Meals Ordered	275
Tickets	-177
Honor Guard	-4
Gate Guards	-2
Helpers	-2
Honorees	<u>-2</u>
	88

Menu

Brisket & Sausage
Potato Salad
Baked Beans
Japalenos/Onion/Pickles
Bread
BBQ Sauce
Iced Tea / Water