

Minutes of Meadowlakes POA Board Meeting
January 9, 2024
6:00 pm at Totten Hall

Meeting called to order at 6:00 pm by President Steve Nash.

Present: Steve Nash, Dottie Stueckroth, Mike Shaw, Kathy Nicholl, Steve Newton, and David Andrews, establishing a quorum.

Pledge of Allegiance: led by Steve Newton.

Minutes: The minutes for the December 12, 2023 meeting were approved as submitted and will be posted.

POA Member Comments:

1. Members in attendance:
Lillian and Richard Creasy, John and Joan Mattinson, Florence Schulman, Carl Nicholl
2. There were no comments.

Board Reports:

1. Treasurer's Report – Dottie Stueckroth
 - a. The treasurer's report as of December 2023 was submitted, copy attached.
 - b. A question was asked regarding the negative \$300 in the "4050 - RV Park Fees" income column. It was explained this was a refund.
 - c. There was discussion regarding the difficulty of time and cost to file a lien on property delinquent in payment of dues and fees.
2. RV Storage – Steve Newton
 - a. Two small spaces are available to rent. Will be advertised in City of Meadowlakes newsletter.
 - b. A second trailer was stolen from the area. Security video along with other information was used to identify the thief who was apprehended several days later and is now in custody.
3. Events and Celebrations – Kathy Nicholl
 - a. The January 4 Mix and Mingle was attended by about 30 individuals. Johnnie Thompson, City Manager, discussed enforcement of city ordinances and answered several questions.
 - b. There will be an Easter Egg hunt, on Sunday afternoon, March 31. No golf cart parade this year due to lack of participation last year.
 - c. April 8 Eclipse Planning – Several committees are being staffed by volunteers and "vol-appointeds!" Lots of family fun is envisioned and planned for. Children's costumes are encouraged, but no judging.
 - d. Memorial Day, Monday, May 27 – The traditional barbeque at Lakeside Park. Chairs and tables have been reserved, along with plans for an "Honor Guard", portable toilets, etc.
 - e. 4th of July, Thursday this year – Planning in progress, including face painting, Kona ice, etc.
 - f. The next Mix and Mingle will be on Tuesday, March 5. Program TBA.

- g. Note: Kathy will be away all of February. If needed, try email.
- 4. Parks and Roads – Mike Shaw
 - a. Parks - Playground surface improvement – Still working on alternatives. PnP (Poured in Place) rubber is nice but too expensive at \$65-\$70,000. Considering artificial turf. Other ideas welcomed.
 - b. Roads – Have one proposal to review. Estimated cost is more than expected, so may need to reduce job scope by delaying work where reasonable in order to stay within budget. Will look into increasing budget for road repair in 2025.
 - c. Fencing – Negotiating cost to clear and repair a portion of fencing.
- 5. Gate Operation – Don Wheeler (absent)
 - a. No known issues.

Old Business:

- 1. Revision of bylaws to reflect changes in annual audit requirements – work in progress.
- 2. Sale of two vacant lots to City of Meadowlakes – Steve Nash is working with our lawyer to further develop this idea.

New Business:

- 1. Possible Capital Improvement Project for 2024 – Steve Nash suggested the construction of permanent rest rooms at Lakeside Park should be explored. Portable toilets must be provided for special events there. Such facilities could be maintained by contract with the city.

Adjournment:

Motion was made, seconded, and approved to adjourn at 6:40 pm.

Steve Nash

Steve Nash, Presiding

David Andrews

David Andrews, Secretary

Meadowlakes POA Monthly Report
As of December 2023

	<u>Month</u>	<u>YTD</u>
Income	\$ 5639	\$400,779
Expenses	\$ 25,120	\$ 99,745
Total Checking/Savings	\$ 548,626	

81.10%	Budgeted Income Received	4 of 12 Mo
21.18%	Budgeted Expenses Paid	4 of 12 Mo

Dottie Stueckroth
Treasurer
1/9/2024 Meeting

POA DECEMBER 2023

(Fiscal Year Sept - Aug)	2023 - 24	YTD Dec '23		December	YTD DEC 2022
INCOME	BUDGET				
4000 Association Fees	\$420,000.00	\$390,185.58	92.90%	\$5,020.00	\$401,746.69
4010 Lot Mowing Fee	\$5,000.00	\$4,500.00	90.00%	\$0.00	\$5,100.00
4020 Late Payment Penalty	\$10,000.00	\$3,643.55	36.44%	\$360.00	\$7,995.00
4021 Lien Filing Charge	\$100.00	\$40.00	40.00%		\$32.00
4050 RV Park Fees	\$33,600.00	\$300.00	0.89%	\$300.00	\$300.00
4055 Pool Income	\$8,500.00	\$693.25	8.16%		\$319.25
4060 Miscellaneous Income	\$6,000.00	\$890.00	14.83%	\$265.00	\$910.00
4080 Park Revenue	\$300.00	\$0.00	0.00%		
4090 Road Impact Fees	\$5,600.00	\$0.00	0.00%		\$350.00
4500 Interest Income					
First United Checking	\$50.00	\$11.28	22.56%	\$2.79	\$24.22
First United MM	\$5,000.00	\$1,079.77	21.60%	\$290.96	\$1,103.04
Other		\$0.00			\$59.45
4500 Return Check Charge	\$50.00	\$35.20	70.40%		\$25.00
TOTAL INCOME	\$494,200.00	\$400,778.63	81.10%	\$5,638.75	\$417,326.15
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$10,000.00	\$631.41	6.31%	\$64.90	\$72,020.94
5115 WD Park Maintenance	\$30,000.00	\$874.98	2.92%	\$156.05	\$841.79
5118 Veterans S 1st RSP Park	\$1,500.00	\$212.15	14.14%	\$42.65	\$150.60
5119 Firestone Park Maintenance	\$1,500.00	\$589.55	39.30%	\$26.65	\$458.19
5120 Supplies/Small Equipment	\$1,000.00		0.00%		
5122 Memorial Tree Program					\$675.00
5135 Fence Repair	\$10,000.00		0.00%		
5140 Weed Control	\$1,000.00		0.00%		\$142.96
5150 Tree Spraying	\$1,000.00		0.00%		\$187.50
5151 Tree Trimming	\$6,000.00		0.00%		
5155 PWD Contract (MUD)	\$64,000.00	\$22,581.28	35.28%	\$5,645.32	\$22,581.28
Total Grounds Maintenance	\$126,000.00	\$24,889.37	19.75%	\$5,935.57	\$97,058.26
Insurance					
5200 Worker's Comp	\$3,100.00	\$2,559.00	82.55%	\$2,559.00	\$2,803.00
5210 Liability	\$8,000.00	\$8,971.00	112.14%		\$7,627.00
5225 D & O Liability	\$4,500.00		0.00%		
Total Insurance	\$15,600.00	\$11,530.00	73.91%	\$2,559.00	\$10,430.00
RV Storage Facilities					
5320 Maintenance	\$1,000.00	\$16.22			\$57.00
5340 Utilities	\$1,500.00	\$504.45	33.63%	\$128.10	\$486.93
5350 Camera's	\$2,000.00				\$16,843.20
Total Storage Facilities	\$4,500.00	\$520.67	33.63%	\$128.10	\$17,387.13
	2023 - 24	Dec-23		December	YTD DEC 2022
Operating	BUDGET				
5400 Acct/Mgmt Services	\$40,000.00	\$14,202.04	35.51%	\$3,550.51	\$14,202.04
5405 Annual Meeting	\$100.00	\$500.00	500.00%		
5410 Audit	\$5,000.00		0.00%		
5420-01 Welcome / Other	\$2,800.00	\$398.65	14.24%	\$101.72	\$185.32
5420-02 Memorial Day Picnic	\$7,000.00	\$184.98	2.64%		\$335.62
5420-03 July 4th	\$2,000.00		0.00%		
5425 Legal / Filing	\$1,500.00	\$306.00	20.40%		
5430 Pool Expense	\$12,000.00	\$1,400.97	11.67%	\$252.10	\$1,283.86
5440 Office Supplies	\$2,500.00	\$471.69	18.87%	\$254.62	\$45.36
5445 Other Operating Expense	\$1,000.00	\$451.64	45.16%	\$200.00	\$325.00
5450 Communications	\$0.00				
Total Operating	\$73,900.00	\$17,915.97	24.24%	\$4,358.95	\$16,286.48
Security					
5500 Wages	\$155,000.00	\$39,006.22	25.17%	\$10,633.42	\$45,714.76
5510 Payroll Taxes	\$14,000.00	\$3,111.79	22.23%	\$825.54	\$3,673.09
5515 Maintenance	\$4,100.00	\$717.18	17.49%	\$144.56	\$2,231.09
5530 Supplies / Small Eq	\$3,850.00	\$616.87	16.02%	\$160.00	\$230.48
5540 Telephone	\$1,600.00	\$395.79	24.74%	\$132.55	\$427.40
5550 Utilities	\$3,000.00	\$987.87	32.93%	\$242.30	\$878.58
5560 Misc - Tags, Uniforms	\$850.00		0.00%		
Total Security	\$182,400.00	\$44,835.72	24.58%	\$12,138.37	\$53,155.40
Streets					
5600 Repair/Reseal/Maint.	\$50,000.00	\$53.29	0.11%		
5605 Drainage	\$15,000.00				
5620 Signs	\$500.00				\$25.42
Total Streets	\$65,500.00	\$53.29	0.11%		\$25.42
Taxes					
5700 Property Taxes	\$3,150.00				
Total Taxes	\$3,150.00	\$0.00			
7009 Bank fees					\$16.00
TOTAL EXPENSES	\$471,050.00	\$99,745.02	21.18%	\$25,119.99	\$194,358.69
Total Income	\$494,200.00	\$400,778.63	81.10%	\$5,638.75	\$417,326.15
Expenses	\$471,050.00	\$99,745.02	21.18%	\$25,119.99	\$194,358.69
Income - Expenses	\$23,150.00	\$301,033.61		\$19,481.24	\$222,967.46
To Reserves	\$23,150.00				
POA 2023-24 BUDGET		4th of 12 MO			
Adopted 8/8/2023					