

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

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

POA Board Members Present:

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

Pledge of Allegiance: led by Kathy Nicholl.

Minutes: The minutes for the March 12, 2024, meeting were approved as submitted and will be posted.

POA Member Comments:

1. Members in attendance: John and Joan Mattinson, Florence Schulman, Lynda Fry.
2. There were no comments.

Board Reports:

1. Treasurer's Report – Dottie Stueckroth
  - a. The treasurer's report as of March 2024 was submitted, copy attached.
  - b. No discussion
2. RV Storage – Steve Newton
  - a. There are eight small lots that are less desirable than all the others. It was moved and seconded to reduce the annual fee on these eight lots to \$200. Unanimously approved.
  - b. There is ongoing consideration to providing more covered spaces, but this will require careful planning to avoid conflicts.
  - c. It was observed by several present that the RV area looks better than ever, thanks to Steve Newton's personal efforts.
  - d. Steve indicated he may not want to continue with this responsibility after October 2024.
3. Events and Celebrations – Kathy Nicholl
  - a. The April 8 Solar Eclipse Party was a huge success, with many attending and lots of "thank you's" especially from the kids. [Kathy received a "Job well done!" by those at the POA board meeting]
    - i. Kathy and lots of volunteers made it all happen.
    - ii. Cost was around \$300 plus or minus.
  - b. City of Meadowlakes Candidate Forum – The POA is sponsoring this special event on April 17. All candidates have been invited to be there and speak.
  - c. The comes Memorial Day (May 27) and July 4th!
4. Parks and Roads – Mike Shaw
  - a. Streets – Still working with contractor to get a start date. Cost will be around \$50,000 plus or minus.
  - b. Fence – Nothing to report.
  - c. Parks –
    - i. Finalizing quote and paperwork for contractor for the irrigation pump installation at Lakeside Park.
    - ii. The dead pecan tree at Lakeside Park has been cut down. It is hoped that a magnificent conference table top can be made from slabs from the large trunk.
  - d. Pool – City has begun pool preparation for this coming swim season.
    - i. Mike proposed to not provide pool attendants this 2024 season, as a cost saving measure. Entry will be free, and users will swim at their own risk.
    - ii. Pool hours will be 7AM to 7PM. Expect to open the pool Memorial Day weekend.

- e. Memorial Tree Program – Nothing to report.
  - f. Memorial Park – Veteran bricks are still for sale.
5. Gate Operation – Don Wheeler
- a. Gate operation during the eclipse events went well.
  - b. No issues.
6. President's Comments
- a. We have been successful in getting the City of Meadowlakes to take ownership of a couple of small properties, e.g., common area near Fairway Lane and drainage flume. The transfer has been duly recorded. The City is now responsible for the properties, including taxes.
  - b. Copies of the recorded General Warranty Deed, transferring ownership of the properties from the POA to the City (three pages) are attached.

Old Business - None

New Business - None

Adjournment:

Motion was made, seconded, and approved to adjourn at approx. 7:00 pm.

*Steve Nash*

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Steve Nash, Presiding

*David Andrews*

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David Andrews, Secretary

# Meadowlakes POA Monthly Report

## As of March 2024

	<u>Month</u>	<u>YTD</u>
Income	\$ 4,946	\$ 415,803
Expenses	\$ 25,601	\$ 188,915
Total Checking/Savings	\$ 476,823	
84.14% Budgeted Income Received	7 of 12 Mo	
40.11% Budgeted Expenses Paid	7 of 12 Mo	

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Dottie Stueckroth  
Treasurer  
4/9/2024 Meeting

POA MARCH 2024

[Fiscal Year Sept - Aug]	2023 - 24	YTD MAR 2024		MARCH	YTD MAR 2023
<b>INCOME</b>	<b>BUDGET</b>				
4000 Association Fees	\$420,000.00	\$400,675.58	95.40%	\$2,935.00	\$412,385.44
4010 Lot Mowing Fee	\$5,000.00	\$4,800.00	96.00%		\$5,550.00
4020 Late Payment Penalty	\$10,000.00	\$5,603.55	56.04%	\$875.00	\$9,741.45
4021 Lien Filing Charge	\$100.00	\$40.00	40.00%		\$32.00
4050 RV Park Fees	\$33,600.00	-\$85.00	-0.25%		\$300.00
4055 Pool Income	\$8,500.00	\$693.25	8.16%		-\$319.25
4060 Miscellaneous Income	\$6,000.00	\$1,435.00	23.92%	\$180.00	\$1,730.00
4080 Park Revenue	\$300.00	\$25.00	8.33%		\$25.00
4090 Road Impact Fees	\$5,600.00	\$700.00	12.50%	\$700.00	\$1,400.00
<b>4500 Interest Income</b>					
First United Checking	\$50.00	\$19.15	38.30%	\$2.61	\$31.68
First United MM	\$5,000.00	\$1,860.80	37.22%	\$253.35	\$1,835.33
Other		\$0.00			\$59.45
4500 Return Check Charge	\$50.00	\$35.20	70.40%		\$39.80
<b>TOTAL INCOME</b>	<b>\$494,200.00</b>	<b>\$415,802.53</b>	<b>84.14%</b>	<b>\$4,945.96</b>	<b>\$432,810.90</b>
<b>EXPENSES</b>					
<b>Maintenance / Repairs</b>					
5105 LS Park Maintenance	\$10,000.00	\$907.34	9.07%	\$146.13	\$104,002.04
5115 WD Park Maintenance	\$30,000.00	\$1,261.70	4.21%	\$187.72	\$2,251.03
5118 Veterans 5 1st RSP Park	\$1,500.00	\$344.76	22.98%	\$45.31	\$277.20
5119 Firestone Park Maintenance	\$1,500.00	\$848.99	56.60%	\$206.14	\$738.56
5120 Supplies/Small Equipment	\$1,000.00	\$46.33	4.63%		
5122 Memorial Tree Program					\$675.00
5135 Fence Repair	\$10,000.00	\$5,950.00	59.50%		
5140 Weed Control	\$1,000.00	\$564.09	56.41%	\$298.88	\$688.04
5150 Tree Spraying	\$1,000.00	\$395.00	39.50%		\$208.20
5151 Tree Trimming	\$6,000.00	\$2,000.00	33.33%	\$2,000.00	
5155 PWD Contract (MUD)	\$64,000.00	\$39,517.24	61.75%	\$5,645.32	\$39,517.24
<b>Total Grounds Maintenance</b>	<b>\$126,000.00</b>	<b>\$51,835.45</b>	<b>41.14%</b>	<b>\$8,529.50</b>	<b>\$148,357.31</b>
<b>Insurance</b>					
5200 Worker's Comp	\$3,100.00	\$2,480.00	80.00%	-\$79.00	\$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%		
<b>Total Insurance</b>	<b>\$15,600.00</b>	<b>\$11,451.00</b>	<b>73.40%</b>	<b>-\$79.00</b>	<b>\$10,430.00</b>
<b>RV Storage Facilities</b>					
5320 Maintenance	\$1,000.00	\$34.61	3.46%		\$90.71
5340 Utilities	\$1,500.00	\$889.24	59.28%	\$126.71	\$858.16
5350 Camera's	\$2,000.00				\$16,843.20
<b>Total Storage Facilities</b>	<b>\$4,500.00</b>	<b>\$923.85</b>	<b>20.53%</b>	<b>\$126.71</b>	<b>\$17,792.07</b>
	<b>2023 - 24</b>	<b>YTD MAR 2024</b>		<b>March</b>	<b>YTD MAR 2023</b>
<b>Operating</b>	<b>BUDGET</b>				
5400 Acct/Mgmt Services	\$40,000.00	\$24,853.57	62.13%	\$3,550.51	\$24,853.57
5405 Annual Meeting	\$100.00	\$500.00	500.00%		
5410 Audit	\$5,000.00	\$5,000.00	100.00%	\$500.00	
5420-01 Welcome / Other	\$2,800.00	\$670.97	23.96%		\$1,185.32
5420-02 Memorial Day Picnic	\$7,000.00	\$184.98	2.64%		\$735.55
5420-03 July 4th	\$2,000.00		0.00%		
5425 Legal / Filing	\$1,500.00	\$486.00	32.40%		\$60.00
5430 Pool Expense	\$12,000.00	\$2,672.01	22.27%	\$1,271.04	\$1,804.25
5440 Office Supplies	\$2,500.00	\$461.46	18.46%	\$3.30	\$53.79
5445 Other Operating Expense	\$1,000.00	\$451.64	45.16%		\$299.00
5450 Communications	\$0.00				
<b>Total Operating</b>	<b>\$73,900.00</b>	<b>\$35,280.63</b>	<b>47.74%</b>	<b>\$5,324.85</b>	<b>\$28,991.48</b>
<b>Security</b>					
5500 Wages	\$155,000.00	\$74,567.17	48.11%	\$9,681.60	\$82,137.66
5510 Payroll Taxes	\$14,000.00	\$6,134.50	43.82%	\$822.95	\$6,761.77
5515 Maintenance	\$4,100.00	\$1,338.56	32.65%	\$153.26	\$2,766.46
5530 Supplies / Small Eq	\$3,850.00	\$1,600.33	41.57%	\$541.50	\$1,010.67
5540 Telephone	\$1,600.00	\$793.52	49.60%	\$132.59	\$778.65
5550 Utilities	\$3,000.00	\$1,670.01	55.67%	\$234.18	\$1,554.84
5560 Misc -Tags, Uniforms	\$850.00		0.00%		
<b>Total Security</b>	<b>\$182,400.00</b>	<b>\$86,104.09</b>	<b>47.21%</b>	<b>\$11,566.08</b>	<b>\$95,010.05</b>
<b>Streets</b>					
5600 Repair/Reseal/Maint.	\$50,000.00	\$185.82	0.37%	\$132.53	\$6,675.52
5605 Drainage	\$15,000.00				
5620 Signs	\$500.00				\$145.22
<b>Total Streets</b>	<b>\$65,500.00</b>	<b>\$185.82</b>	<b>0.37%</b>	<b>\$132.53</b>	<b>\$6,820.74</b>
<b>Taxes</b>					
5700 Property Taxes	\$3,150.00	\$3,134.59	99.51%		\$2,833.98
<b>Total Taxes</b>	<b>\$3,150.00</b>	<b>\$3,134.59</b>	<b>99.51%</b>		<b>\$2,833.98</b>
<b>7009 Bank fees</b>					\$56.00
<b>TOTAL EXPENSES</b>	<b>\$471,050.00</b>	<b>\$188,915.43</b>	<b>40.11%</b>	<b>\$25,600.67</b>	<b>\$310,291.63</b>
<b>Total Income</b>	<b>\$494,200.00</b>	<b>\$415,802.53</b>	<b>84.14%</b>	<b>\$4,945.96</b>	<b>\$432,810.90</b>
<b>Expenses</b>	<b>\$471,050.00</b>	<b>\$188,915.43</b>	<b>40.11%</b>	<b>\$25,119.99</b>	<b>\$194,358.69</b>
<b>Income - Expenses</b>	<b>\$23,150.00</b>	<b>\$226,887.10</b>		<b>-\$20,654.71</b>	<b>\$122,519.27</b>
<b>To Reserves</b>	<b>\$23,150.00</b>			LS WALL -->	-\$78,600.00
POA2023-24 BUDGET-		7th of 12 MO			
Adopted 8/8/2023					

**GENERAL WARRANTY DEED**

Date: ~~November~~ <sup>FEB</sup> ~~2023~~ <sup>19</sup> 2024

**Grantor:** Meadowlakes Property Owners Association, Inc., a Texas Corporation

**Grantee:** City of Meadowlakes

**Grantee's Mailing Address:** 117 Broadmoor, Meadowlakes, TX 78654

**Consideration:** Gift

**Property (including any improvements):**

1. BEING S6160 Meadowlakes Lot Common Area, Sec 2, (Replat of Lot 198), City of Meadowlakes, Burnet County, Texas.
2. BEING S6160 Meadowlakes Lot Common Area, Sec 3, City of Meadowlakes, Burnet County, Texas. And being located at Turkey Run and Meadowlakes Drive, Meadowlakes, Texas.

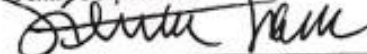
**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Meadowlakes Property Owners Association, Inc., a  
Texas Corporation



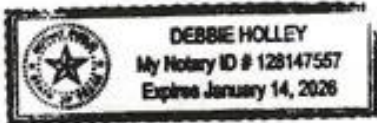
By: STEVE NASH  
Title: President

STATE OF TEXAS )

COUNTY OF BURNET )

This instrument was acknowledged before me on ~~November 14~~ <sup>February</sup> 14, ~~2023~~ <sup>2024</sup>, by Steve Nash, President of Meadowlakes Property Owners Association, Inc., a Texas Corporation.

Debbie Holley  
Notary Public, State of Texas



**THE STATE OF TEXAS  
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Burnet County, Texas.

202401633 D  
02/20/2024 10:19:20 AM Total Fees: \$29.00

Vicinta Stafford, County Clerk  
Burnet County, Texas

*Vicinta Stafford*

