

Minutes of Meadowlakes POA Board Meeting
December 12, 2023
6:00pm at Totten Hall

Meeting called to order at 6:00pm by Mike Shaw in President Steve Nash's absence.

Present: Dottie Stueckroth, Mike Shaw, Kathy Nicholl, Don Wheeler, and David Andrews, establishing a quorum.

Pledge of Allegiance: led by Don Wheeler

Minutes: The minutes for the November 14, 2023, meeting were approved as submitted and will be posted.

Member Comments:

There were none.

Board Reports:

1. Treasurer's Report – Dottie Stueckroth
 - a. The treasurer's report as of November 2023 was submitted, copy attached.
2. RV Storage – Steve Newton absent
 - a. No issues to report.
3. Events and Celebrations – Kathy Nicholl
 - a. Kathy reported low turnout at December 5 Mix and Mingle. Many of our gate guards and pool attendants came to the event and were recognized and appreciated.
 - b. The annual Christmas lawn decoration judging went well. Winners were announced at the meeting and will be posted.
 - c. The next Mix and Mingle was moved from Tuesday, January 2 to Thursday, January 4, in view of the New Year holiday. The program will be on Meadowlakes Code Enforcement.
4. Parks and Roads – Mike Shaw
 - a. Continuing to get bids on removing dead trees in parks.
 - b. Met with paving repair contractors. Intent is to repair some 22 identified areas.
 - c. Decided to replace old lake pump used to irrigate Lakeside Park.
5. Gate Operation – Don Wheeler
 - a. No issues to report.
6. President – Steve Nash absent, on vacation

Old Business:

1. Revision to bylaws to reflect changes in annual audit requirements – work in progress.

New Business:

1. Some have commented that some stop signs are positioned too high and are therefore not reflective at night. Mike will follow up.

2. Some have requested an “easier” drop-box for City of Meadowlakes and POA drops at the gate exit, one that doesn’t require opening and closing the box. The issue is the occasionally blocked exit as a car stops to place an item in the drop-box.

Adjournment:

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

Mike Shaw, Presiding

David Andrews, Secretary

Those in attendance other than Board members:

Lillian and Richard Creasy
John and Joan Mattinson
Florence Schulman

Meadowlakes POA Monthly Report
As of November 2023

	<u>Month</u>	<u>YTD</u>
Income	\$ 7649	\$395,140
Expenses	\$ 21,515	\$ 74,477
Total Checking/Savings	\$ 568,948	

79.96% Budgeted Income Received 3 of 12 Mo
15.81% Budgeted Expenses Paid 3 of 12 Mo

Dottie Stueckroth
Treasurer
12/13/23 Meeting

POA NOVEMBER 2023

[Fiscal Year Sept - Aug]	2023 - 24	YTD Nov '23		November	YTD NOV 2022
INCOME	BUDGET				
4000 Association Fees	\$420,000.00	\$385,165.58	91.71%	\$6,725.00	\$396,441.69
4010 Lot Mowing Fee	\$5,000.00	\$4,500.00	90.00%	\$0.00	\$5,100.00
4020 Late Payment Penalty	\$10,000.00	\$3,283.55	32.84%	\$490.00	\$7,645.00
4021 Lien Filing Charge	\$100.00	\$40.00	40.00%		\$32.00
4050 RV Park Fees	\$33,600.00	\$0.00	0.00%		\$100.00
4055 Pool Income	\$8,500.00	\$693.25	8.16%		-\$319.25
4060 Miscellaneous Income	\$6,000.00	\$625.00	10.42%	\$120.00	\$775.00
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	\$8.49	16.98%	\$3.27	\$21.26
First United MM	\$5,000.00	\$788.81	15.78%	\$286.22	\$819.87
Other		\$0.00			\$59.45
4500 Return Check Charge	\$50.00	\$35.20	70.40%	\$25.00	\$25.00
TOTAL INCOME	\$494,200.00	\$395,139.88	79.96%	\$7,649.49	\$411,050.02
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$10,000.00	\$566.51	5.67%	\$114.79	\$25,838.26
5115 WD Park Maintenance	\$30,000.00	\$718.93	2.40%	\$246.38	\$487.94
5118 Veterans \$ 1st RSP Park	\$1,500.00	\$169.50	11.30%	\$53.30	\$113.95
5119 Firestone Park Maintenance	\$1,500.00	\$562.90	37.53%	\$121.34	\$350.63
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	\$16,935.96	26.46%	\$5,645.32	\$16,935.96
Total Grounds Maintenance	\$126,000.00	\$18,953.80	15.04%	\$6,181.13	\$44,732.20
Insurance					
5200 Worker's Comp	\$3,100.00		0.00%		
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	\$8,971.00	57.51%	\$0.00	\$7,627.00
RV Storage Facilities					
5320 Maintenance	\$1,000.00	\$16.22			\$57.00
5340 Utilities	\$1,500.00	\$376.35	25.09%	\$126.51	\$362.78
5350 Camera's	\$2,000.00				\$16,843.20
Total Storage Facilities	\$4,500.00	\$392.57	25.09%	\$126.51	\$17,262.98

POA NOVEMBER 2023

	2023 - 24	Nov-23		November	YTD NOV 2022
Operating	BUDGET				
5400 Acct/Mgmt Services	\$40,000.00	\$10,651.53	26.63%	\$3,550.51	\$10,651.53
5405 Annual Meeting	\$100.00	\$500.00	500.00%		
5410 Audit	\$5,000.00		0.00%		
5420-01 Welcome / Other	\$2,800.00	\$296.93	10.60%	\$296.93	\$357.43
5420-02 Memorial Day Picnic	\$7,000.00	\$184.98	2.64%	\$184.98	
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	\$1,148.87	9.57%		\$1,283.86
5440 Office Supplies	\$2,500.00	\$217.07	8.68%	\$15.70	-\$49.36
5445 Other Operating Expense	\$1,000.00	\$103.95	10.40%	\$103.95	
5450 Communications	\$0.00				
Total Operating	\$73,900.00	\$13,409.33	18.15%	\$4,152.07	\$12,243.46
Security					
5500 Wages	\$155,000.00	\$28,372.80	18.31%	\$9,345.60	\$34,509.44
5510 Payroll Taxes	\$14,000.00	\$2,286.25	16.33%	\$729.43	\$2,805.38
5515 Maintenance	\$4,100.00	\$572.62	13.97%	\$148.86	\$2,079.38
5530 Supplies / Small Eq	\$3,850.00	\$456.87	11.87%	\$456.87	\$66.98
5540 Telephone	\$1,600.00	\$263.24	16.45%	\$132.55	\$316.67
5550 Utilities	\$3,000.00	\$745.57	24.85%	\$241.66	\$653.38
5560 Misc - Tags, Uniforms	\$850.00		0.00%		
Total Security	\$182,400.00	\$32,697.35	17.93%	\$11,054.97	\$40,431.23
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	\$74,477.34	15.81%	\$21,514.68	\$122,338.29
Total Income	\$494,200.00	\$395,139.88	79.96%		\$411,050.02
Expenses	\$471,050.00	\$74,477.34	15.81%		\$122,338.29
Income - Expenses	\$23,150.00	\$320,662.54			\$288,711.73
To Reserves	\$23,150.00				
POA2023-24 BUDGET-		3rd of 12 MO			
Adopted 8/8/2023					