

Minutes of Meadowlakes POA Board Meeting  
November 12, 2024  
6:00 pm at Totten Hall

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

POA Board Members Present:

Steve Nash, Dottie Stueckroth, Mike Shaw, Don Wheeler, Jason Faulkner, Kathy Nicholl, and David Andrews.

Pledge of Allegiance: led by Kathy Nicholl.

Minutes: Minutes for the October 12, 2024 Annual Meeting and the subsequent regular meeting were approved and will be posted.

POA Member Comments:

- Richard and Lillian Creasy, Florence Schulman, John and Joan Mattinson, Rex and Alyssa Printz.
- There were no comments from the attendees.

Board Reports:

1. Treasurer's Report – Dottie Stueckroth
  - a. The treasurer's report as of October 2024 was submitted and unanimously approved, copy attached.
  - b. It was noted that 21 members are on the monthly payment plan for annual dues.
  - c. It was also noted that two dues payment checks bounced. This is just a complication that the Treasurer deals with.
2. RV Storage – Jason Faulkner
  - a. No issues.
  - b. There are only two open spaces available for rent. It was suggested we advertise these in the City monthly newsletter.
3. Events and Celebrations – Kathy Nicholl
  - a. The First Annual MeadowFest was a great success!
  - b. There were about 50 attendees at the Last Meet and Greet, including about 9 new households!
  - c. Individuals have been identified for the annual Christmas Decoration judging to occur on December 8.
  - d. A POA Board Members Workshop to share roles and responsibilities was scheduled for Tuesday, December 3, 5:30 PM, in the Bistro.
  - e. A motion was made and seconded to give a "Thank You" of \$500 to the Bistro for use of their facilities in 2024. The motion passed by majority vote.
  - f. The next Meet and Greet will in March 2025.
  - g. An Easter Egg Hunt is planned for Dollar Park sometime around Easter Day, April 20.
4. Parks and Roads – Mike Shaw
  - a. Road inspection in preparation for 2025 repairs is in progress.

- b. More and more deer are being seen in Meadowlakes. Not much can be done about it other than maintain perimeter fencing. However, many deer are coming through the gate.
  - c. The City has placed new sand in the park play area in Dollar Park.
5. Gate Operation – Don Wheeler
- a. No issues
  - b. The 2024 Halloween gate protocol worked well.

Old Business: None

New Business:

There was discussion regarding linking timing of payment of RV fees with timing of payment of POA annual dues. It was suggested to leave the RV fee payment schedule as is but revise the RV rules to clarify reasons for eviction from RV space contract. Jason Faulkner will bring a proposal to the December meeting.

Adjournment:

Meeting adjourned at approx. 7:00 pm.

*Steve Nash* \_\_\_\_\_  
Steve Nash, Presiding

*David Andrews* \_\_\_\_\_  
David Andrews, Secretary

Meadowlakes POA Monthly Report  
As of October 2024

	<u>Month</u>	<u>YTD</u>
Income	\$ 64,833	\$ 469,327
Expenses	\$ 24,620	\$ 55,502
Total Checking/Savings	\$ 713,753	
84.03% Budgeted Income Received	2 of 12 Mo	
10.86% Budgeted Expenses Paid	2 of 12 Mo	

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**POA OCTOBER 2024**

[Fiscal Year Sept - Aug]	2024-25	YTD October		October
<b>INCOME</b>	<b>Budget</b>	<b>2024</b>		
4000 Association Fees	\$494,000.00	\$458,180.32	92.75%	\$59,689.16
4010 Lot Mowing Fee	\$4,800.00	\$4,200.00	87.50%	\$750.00
4020 Late Payment Penalty	\$7,000.00	\$1,365.00	19.50%	\$1,225.00
4021 Lien Filing Charge	\$100.00		0.00%	\$315.00
4050 RV Park Fees	\$33,600.00	\$480.00	1.43%	\$25.00
4055 Pool Income	\$0.00			
4060 Miscellaneous Income	\$5,000.00	\$505.00	10.10%	\$315.00
4080 Park Revenue	\$100.00	\$25.00	25.00%	
4090 Road Impact Fees	\$2,800.00		0.00%	
<b>4500 Interest Income</b>				
First United Checking	\$50.00	\$0.00	0.00%	
First United MM	\$11,000.00	\$4,546.31	41.33%	\$2,804.15
Other		\$0.00		
4500 Return Check Charge	\$50.00	\$25.00	50.00%	\$25.00
<b>TOTAL INCOME</b>	<b>\$558,500.00</b>	<b>\$469,326.63</b>	<b>84.03%</b>	<b>\$65,148.31</b>
<b>EXPENSES</b>				
<b>Maintenance / Repairs</b>				
5105 LS Park Maintenance	\$30,000.00	\$368.92	1.23%	\$223.36
5115 WD Park Maintenance	\$15,000.00	\$743.53	4.96%	\$743.53
5118 Veterans \$ 1st RSP Park	\$1,500.00	\$85.14	5.68%	\$85.14
5119 Firestone Park Maintenance	\$2,000.00	\$103.29	5.16%	\$103.29
5120 Supplies/Small Equipment				
5122 Memorial Tree Program				
5135 Fence Repair	\$7,500.00	\$21.98	0.29%	
5140 Weed Control	\$1,000.00	\$815.88	81.59%	\$677.09
5150 Tree Spraying				
5151 Tree Trimming	\$5,000.00		0.00%	
5155 PWD Contract (MUD)	\$67,744.00	\$11,290.64	16.67%	\$5,645.32
<b>Total Grounds Maintenance</b>	<b>\$129,744.00</b>	<b>\$13,429.38</b>	<b>10.35%</b>	<b>\$7,477.73</b>
<b>Insurance</b>				
5200 Worker's Comp	\$3,100.00		0.00%	
5210 Liability	\$9,500.00	\$8,971.00	94.43%	
5225 D & O Liability	\$4,500.00		0.00%	
<b>Total Insurance</b>	<b>\$17,100.00</b>	<b>\$8,971.00</b>	<b>52.46%</b>	
<b>RV Storage Facilities</b>				
5320 Maintenance	\$1,500.00	\$27.03	1.80%	
5340 Utilities	\$1,500.00	\$228.74	15.25%	\$114.79
5350 Camera's	\$0.00			
<b>Total Storage Facilities</b>	<b>\$3,000.00</b>	<b>\$255.77</b>	<b>8.53%</b>	<b>\$114.79</b>

**POA OCTOBER 2024**

	2024-25	YTD October		October
<b>Operating</b>				
5400 Acct/Mgmt Services	\$42,606.00	\$7,101.02	16.67%	\$3,550.51
5405 Annual Meeting	\$500.00		0.00%	
5410 Audit	\$2,500.00		0.00%	
5420-01 Welcome / Other	\$2,800.00	\$919.83	32.85%	\$875.62
5420-02 Memorial Day Picnic	\$7,000.00		0.00%	
5420-03 July 4th	\$2,500.00		0.00%	
5425 Legal / Filing	\$1,500.00		0.00%	
5430 Pool Expense	0	\$1.79		
5440 Office Supplies	\$2,500.00	\$460.42	18.42%	\$233.68
5445 Other Operating Expense	\$1,000.00		0.00%	
5450 Communications	\$0.00			
<b>Total Operating</b>	<b>\$62,906.00</b>	<b>\$8,483.06</b>	<b>13.49%</b>	<b>\$4,659.81</b>
<b>Security</b>				
5500 Wages	\$160,000.00	\$20,741.00	12.96%	\$10,229.00
5510 Payroll Taxes	\$12,240.00	\$1,649.37	13.48%	\$812.24
5515 Maintenance	\$5,100.00	\$354.74	6.96%	\$354.74
5530 Supplies / Small Eq	\$4,850.00	\$793.00	16.35%	\$560.47
5540 Telephone	\$1,800.00	\$306.64	17.04%	\$153.32
5550 Utilities	\$3,000.00	\$518.50	17.28%	\$257.68
5560 Misc - Tags, Uniforms				
<b>Total Security</b>	<b>\$186,990.00</b>	<b>\$24,363.25</b>	<b>13.03%</b>	<b>\$12,367.45</b>
<b>Streets</b>				
5600 Repair/Reseal/Maint.	\$100,000.00		0.00%	
5605 Drainage	\$7,500.00			
5620 Signs	\$500.00			
<b>Total Streets</b>	<b>\$108,000.00</b>	<b>\$0.00</b>	<b>0.00%</b>	
<b>Taxes</b>				
5700 Property Taxes	\$3,150.00		0.00%	
<b>Total Taxes</b>	<b>\$3,150.00</b>	<b>\$0.00</b>	<b>0.00%</b>	
<b>7009 Bank fees</b>				
<b>TOTAL EXPENSES</b>	<b>\$510,890.00</b>	<b>\$55,502.46</b>	<b>10.86%</b>	<b>\$24,619.78</b>
<b>Total Income</b>	<b>\$558,500.00</b>	<b>\$469,326.63</b>	<b>84.03%</b>	
<b>Expenses</b>	<b>\$510,890.00</b>	<b>\$55,502.46</b>	<b>10.86%</b>	
<b>Income - Expenses</b>	<b>\$47,610.00</b>	<b>\$413,824.17</b>		
<b>To Reserves</b>	<b>\$43,110.00</b>			
POA2023-24 BUDGET-		2nd of 12 MO		
Adopted 8/8/2023	Adopted 8/13/2024			