

MINUTES FOR POA MEETING 12 NOVEMBER 2019

Corrected

- 1) President Nash called the meeting to order at 6:00pm.
- 2) He asked Director Wafer to lead the Pledge of Allegiance.
- 3) President Nash acknowledged all Directors being present and declared a quorum.
- 4) President Nash asked for approval of POA minutes for September 10 meeting having obtained proper signatures and also acknowledged an administrative correction on page 2 (New Business)to reflect a budgeted cap at \$1500 not \$600-\$700.

*The revised minutes were approved by all Directors.

5) Citizen Comments: One member offered suggestions to include more detail in the agenda. Another question arose on timing of posting of agendas. Another item was to be certain the agenda is sent to all Directors for their input. (Draft agendas are posted initially as an early meeting "notice")

6) Board Members Reports:

a) Director Ingalsbe, Celebrations, reported on the wreath he had purchased for the memorial ceremony. He also asked for ideas on increasing younger people for such events and hopes the younger residents come out for the upcoming Christmas decorating contest. He asked for an update from the Welcome Committee

The committee shared, that since September, there have been were 25 families who moved into Meadowlakes and incudes 17 homeowners and 8 renters. There were 20 children within the 25 families. The Board praised the Committee for being good ambassadors to our newer neighbors.

b) Director Lloyd, RV Storage, reported Steve Newton remains engaged to assist him on managing our boat storage area and he is invaluable to this transition. Lloyd reported there are 37 people on the wait list and some wait times exceed a year or two. Current capacity serves 91 residents with uncovered and covered storage areas. Lloyd conducted market survey of pricing in similar area storage facilities. He developed a reasonable cost comparison parameter of \$/sqft/mo for outside market sources. He also compared outside sources to annual cost basis similar to Meadowlakes annual lease practice. The values for market in our area is \$1.10/sqft/month vs. Meadowlakes is \$.26/sqft/month. While not perfect or an exact comparison, we can conclude that our facility is definitely "underpriced to market". Beyond our annual POA dues, the facility is the only other revenue stream for POA. Directors discussed how to rectify the underpriced fees, how to upgrade the facility with more covered spaces, how to handle the upcoming automatic renewal leases on 1 January 2020. How to get estimated costs for a potential upgrade. Directors expressed concerns with not having pricing available to know of the total costs and how large a scope of work may be. An initial motion made by Nash and seconded by Clement to double the lease price failed on a Yes 3 (Nash, Clement, & Lloyd) and No 4 vote (Shaw, Ingalsbe Wafer and Stueckroth). Further disussions resulted in another proposal motion by Lloyd and seconded

by Shaw to change lease agreement from 12 to 6 months and to mail statements for the upcoming annual billing cycle the In order to break the catch-22 situation, the following resolution passed unanimously.

*Be it resolved that the POA will change the storage facility lease period from one year to a 6- month period starting 1 January 2020. In the interim months ahead, POA will explore and develop a plan of how best to maximize the return on investment. Target date for the plan and new lease pricing will be on or about May 31 2020.

c) Director Stueckroth, Treasurer, reported she had contacted multiple local banking institutions and obtained terms, conditions, and service fees. Based on her research, Stueckroth proposed POA change banks as higher interest rates on accounts are available. President Nash advised he is a current board member on one of the banks and therefore recused himself.

* Motion to change banks. Vote 6 –yes, 0-No 1 abstain.

Director Stueckroth stated she had purchased office supplies in the amount of \$207 and seeks reimbursement. Request granted.

d) Director Shaw, Maintenance of Streets,Roads, and Parks, reported he met with Johnny Thompson, Meadowlakes City Manager, and Jim Woods, previous POA Director of Maintenance address the projects that continue as open items. Includes tree trimming on various member lots, and problems at kiddie parks, and other miscellaneous tasks. Highest priority is the Meadowlakes Drive striping work and a major drainage project along Meadowlakes Drive as it is converging with Firestone and Broadmoor near the front gate. Group also discussed an initiative concerning planting “memorial” trees in remembrance of a passed resident.

e) Director Wafer, Gate Security and Vehicle Registration, stated gate functions are stable and this is payroll week and he will work with Director Stueckroth concerning banking institution change and upcoming payroll run.

f) Director Clement, Secretary, reported on records and policies under review. Open Meetings Act has limited impact to the POA bearing further examination. The Board executed potential Conflict of Interest annual Certifications per POA Conflict of Interest policy. President Nash suggested looking for ways to streamline processes i.e. converting files for digital rather than paper form as stated in current POA Bylaws. Clement will be working with attorney to tailor training for POA directors.

10) Adjournment



Steve Nash, President



Cristi Clement, Secretary