

Minutes of Meadowlakes POA Board Meeting
September 10, 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, Steve Newton, and David Andrews.
Kathy Nicholl was absent.

Pledge of Allegiance: led by Steve Newton.

Minutes: The minutes for the August 13, 2024, meeting were approved and will be posted.

POA Member Comments:

Eight members in attendance. There were no comments from the attendees.

Board Reports:

1. Treasurer's Report – Dottie Stueckroth
 - a. The treasurer's report as of August 2024 was submitted and unanimously approved, copy attached.
 - b. Annual "audit" is due.
 - i. A full audit was done last year at a cost of ca. \$5000. Would cost ca. \$5400 this year.
 - ii. An option would be a financial review by an auditor at a cost of. \$2500, for a savings of \$2900.
 - iii. In view of (1) a full audit was done last year, (2) annual audits have always found our books in order, and (3) use of periodic "financial reviews" rather than "full audits" was approved at the October 14, 2023, POA Annual Meeting, it was moved, seconded, and unanimously approved to have a "review" this year rather than a full "audit", saving the POA some \$2900 in expense.
2. RV Storage – Steve Newton
 - a. No issues.
 - b. The new RV Storage Facility rules, approved at the last POA Board meeting, are now in effect.
 - c. Steve proposed a slight modification to allow renting two spaces to a single homeowner, providing one of the spaces is one of the small spaces that are harder to rent.
 - i. A motion was made to allow this modification. It was unanimously approved.
 - ii. All current space renters will be advised of this new provision.
3. Events and Celebrations – Kathy Nicholl, absent, submitted this report
 - a. September 3, the Meet & Greet attracted 40 people, even during the rain. The largest percentage of new residents (living in Meadowlakes less than 1 yr.) attended this meeting compared to earlier ones. A couple of the attendees, although long-time residents, came for the first time. One said that she knows people through her church and other organizations but has not gotten to know her neighbors.

Jason introduced himself as the new candidate for the POA board. Each of the Board members who attended gave brief descriptions of what they do on the board. Carolyn Richmond and Kay Hales presented opportunities for residents to join groups. We discussed the upcoming activities, including the first ever mini-festival, October 19, and named it. We will be having MEADOWFEST. I have had a couple of additional "vendors" reach out to be included. We'll see where is goes.

b. I propose that at the first meeting of the new Board, after the annual POA meeting, October 12, when we select our individual responsibilities for this Board year, we also take time to talk about the goals we set for each of our areas, discuss procedures for setting agendas, requesting funds, deadlines, getting information in the Newsletter, talk about long term goals, the direction we see things going, etc. so that all of us have a better sense of what to expect, especially for our new Board member. I will offer to gather suggestions from everyone about what we need to discuss.

4. Parks and Roads – Mike Shaw

- a. It was noted that several speed bumps have been painted, making them more visible to approaching vehicles. New speed bumps have been installed on the north end of Pinehurst as requested by members, at a cost of approximately \$1000.
- b. It was noted that more deer are making their way into Meadowlakes, some under the fence, some through the gate.
- c. Lakeside Park is not approved as a swim area because of underwater hazards. We will make sure any signage there is correct.

5. Gate Operation – Don Wheeler

- a. No issues

Old Business – None

New Business –

1. This was Steve Newton’s last meeting with the Board as director of the RV Storage Facility. His excellent service was noted and greatly appreciated by the Board and all POA members. Thank you, Steve!

Adjournment:

Meeting adjourned at approx. 6:50 pm.

_____*Steve Nash*_____

Steve Nash, Presiding

_____*David Andrews*_____

David Andrews, Secretary

Meadowlakes POA Monthly Report
As of August 2024

	<u>Month</u>	<u>YTD</u>
Income	\$ 2077	\$ 459,134
Expenses	\$ 34,618	\$ 409,620
Total Checking/Savings	\$ 298,256	

92.90% Budgeted Income Received 12 of 12 Mo
86.96% Budgeted Expenses Paid 12 of 12 Mo

Dottie Stueckroth
Treasurer
9/10/2024 Meeting

POA AUGUST 2024

[Fiscal Year Sept - Aug]	2023 - 24	YTD AUG 2024		August	2024-25
INCOME	BUDGET				Budget
4000 Association Fees	\$420,000.00	\$404,970.58	96.42%	\$415.00	\$494,000.00
4010 Lot Mowing Fee	\$5,000.00	\$4,800.00	96.00%		\$4,800.00
4020 Late Payment Penalty	\$10,000.00	\$6,868.28	68.68%	\$140.00	\$7,000.00
4021 Lien Filing Charge	\$100.00	\$40.00	40.00%		\$100.00
4050 RV Park Fees	\$33,600.00	\$32,295.00	96.12%	\$280.00	\$33,600.00
4055 Pool Income	\$8,500.00	\$622.79	7.33%		\$0.00
4060 Miscellaneous Income	\$6,000.00	\$3,915.01	65.25%	\$35.00	\$5,000.00
4080 Park Revenue	\$300.00	\$125.00	41.67%		\$100.00
4090 Road Impact Fees	\$5,600.00	\$1,400.00	25.00%		\$2,800.00
4500 Interest Income					
First United Checking	\$50.00	\$32.93	65.86%		\$50.00
First United MM	\$5,000.00	\$4,029.48	80.59%	\$1,207.17	\$11,000.00
Other		\$0.00			
4500 Return Check Charge	\$50.00	\$35.20	70.40%		\$50.00
TOTAL INCOME	\$494,200.00	\$459,134.27	92.90%	\$2,077.17	\$558,500.00
EXPENSES					
Maintenance / Repairs					
5105 LS Park Maintenance	\$10,000.00	\$8,290.98	82.91%	\$5,676.03	\$30,000.00
5115 WD Park Maintenance	\$30,000.00	\$1,921.85	6.41%	\$292.60	\$15,000.00
5118 Veterans \$ 1st RSP Park	\$1,500.00	\$577.81	38.52%	\$79.30	\$1,500.00
5119 Firestone Park Maintenance	\$1,500.00	\$1,818.94	121.26%	\$102.63	\$2,000.00
5120 Supplies/Small Equipment	\$1,000.00	\$46.33	4.63%		
5122 Memorial Tree Program		\$389.82			
5135 Fence Repair	\$10,000.00	\$7,891.60	78.92%		\$7,500.00
5140 Weed Control	\$1,000.00	\$1,023.12	102.31%		\$1,000.00
5150 Tree Spraying	\$1,000.00	\$395.00	39.50%		
5151 Tree Trimming	\$6,000.00	\$2,000.00	33.33%		\$5,000.00
5155 PWD Contract (MUD)	\$64,000.00	\$67,743.84	105.85%	\$5,645.32	\$67,744.00
Total Grounds Maintenance	\$126,000.00	\$92,099.29	73.09%	\$11,795.88	\$129,744.00
Insurance					
5200 Worker's Comp	\$3,100.00	\$2,480.00	80.00%		\$3,100.00
5210 Liability	\$8,000.00	\$8,971.00	112.14%		\$9,500.00
5225 D & O Liability	\$4,500.00	\$4,340.00	96.44%		\$4,500.00
Total Insurance	\$15,600.00	\$15,791.00	101.22%	\$0.00	\$17,100.00
RV Storage Facilities					
5320 Maintenance	\$1,000.00	\$383.44	38.34%	\$57.91	\$1,500.00
5340 Utilities	\$1,500.00	\$1,468.86	97.92%	\$113.46	\$1,500.00
5350 Camera's	\$2,000.00				\$0.00
Total Storage Facilities	\$4,500.00	\$1,852.30	41.16%	\$171.37	\$3,000.00

POA AUGUST 2024

	2023 - 24	YTD AUG 2024		AUGUST	2024-25
Operating	BUDGET				
5400 Acct/Mgmt Services	\$40,000.00	\$42,606.12	106.52%	\$3,550.51	\$42,606.00
5405 Annual Meeting	\$100.00	\$500.00	500.00%		\$500.00
5410 Audit	\$5,000.00	\$5,000.00	100.00%		\$2,500.00
5420-01 Welcome / Other	\$2,800.00	\$1,561.12	55.75%		\$2,800.00
5420-02 Memorial Day Picnic	\$7,000.00	\$3,917.91	55.97%		\$7,000.00
5420-03 July 4th	\$2,000.00	\$2,097.31	104.87%		\$2,500.00
5425 Legal / Filing	\$1,500.00	\$486.00	32.40%		\$1,500.00
5430 Pool Expense	\$12,000.00	\$4,118.46	34.32%		
5440 Office Supplies	\$2,500.00	\$1,890.25	75.61%	\$727.82	\$2,500.00
5445 Other Operating Expense	\$1,000.00	\$451.64	45.16%		\$1,000.00
5450 Communications	\$0.00				\$0.00
Total Operating	\$73,900.00	\$62,628.81	84.75%	\$4,278.33	\$62,906.00
Security					
5500 Wages	\$155,000.00	\$130,494.11	84.19%	\$15,524.50	\$160,000.00
5510 Payroll Taxes	\$14,000.00	\$10,659.81	76.14%	\$1,246.64	\$12,240.00
5515 Maintenance	\$4,100.00	\$2,261.25	55.15%	\$516.01	\$5,100.00
5530 Supplies / Small Eq	\$3,850.00	\$2,957.73	76.82%	\$529.42	\$4,850.00
5540 Telephone	\$1,600.00	\$1,552.88	97.06%	\$153.32	\$1,800.00
5550 Utilities	\$3,000.00	\$2,886.86	96.23%	\$257.87	\$3,000.00
5560 Misc - Tags, Uniforms	\$850.00		0.00%		
Total Security	\$182,400.00	\$150,812.64	82.68%	\$18,227.76	\$186,990.00
Streets					
5600 Repair/Reseal/Maint.	\$50,000.00	\$82,942.68	165.89%		\$100,000.00
5605 Drainage	\$15,000.00				\$7,500.00
5620 Signs	\$500.00	\$358.90		\$144.80	\$500.00
Total Streets	\$65,500.00	\$83,301.58	165.89%	\$144.80	\$108,000.00
Taxes					
5700 Property Taxes	\$3,150.00	\$3,134.59	99.51%		\$3,150.00
Total Taxes	\$3,150.00	\$3,134.59	99.51%		\$3,150.00
7009 Bank fees					
TOTAL EXPENSES	\$471,050.00	\$409,620.21	86.96%	\$34,618.14	\$510,890.00
Total Income	\$494,200.00	\$459,134.27	92.90%	\$2,077.17	\$558,500.00
Expenses	\$471,050.00	\$409,620.21	86.96%	\$34,618.41	\$510,890.00
Income - Expenses	\$23,150.00	\$49,514.06		-\$32,540.97	\$47,610.00
To Reserves	\$23,150.00				\$43,110.00
POA2023-24 BUDGET-		12th of 12 MO			
Adopted 8/8/2023					Adopted 8/13/2024