

April 2019 Minutes
Workshop and Monthly Meeting
Board of Directors, Meadowlakes Property Owners' Association

Workshop, April 1st, 2019: Workshop called to order at 6pm by president Joe Summers

Roll Call: Members present – Joe Summers, Steve Newton, Karla Stephens and Kevin Soliz,
Absent: Jerral Wafer

Business Matters:

1. Presentation by James Woods

- Drainage presentation, drawings passed out, drainage issues at Broadmoor, John and Mike have done drainage, have it down to the finish grading, 7500 sq. ft of grass/sod needed, money in place. Finished revision of culvert at Broadmoor, explaining drawing. Water flowing directly in the drainage. Jim has done costing, about 7k in material, 25-30k for labor and grading. Johnny finishing work on lot 19 on firestone drainage help
- Paving, street recommendation paving entry street, club house to security gate, last done in 2002, 240k to maintain since, 20k maintain a year, repave recommendation 80k, similar club house recently, should last about 10yrs, project split between two years, asphalt cost today, possibly 300-340k
 - Jim to have cost estimate by next meeting
- Jim presented the city's cost to support the POA, see Workload Metrics for Administrative and Management Staff Meadowlakes.
 - City pushing increased budget.
 - City will not hold town meeting, Mr. Brown recommended town meeting with City/POA.
 - City pushing confusing worksheets
 - Reviewing worksheets in detail, consistent vouchers, record keeping, came up with 8 objective and 1 subjective measure
 - Total revenue, POA about 12%, 404k taking in, dispersing about 360k
 - Possibly pay someone to represent POA/City, etc.
 - Temp contract to be fulfilled in Sept.
 - Sherri and group reviewed and came up with about 102k in cost through research vs Jim's/city proposal of around 171k. Original 3yr contract was around 95k
 - Make copies of Jim workload metrics for POA
 - Review audit history in prior years specifically for POA and compare to city audit

2. Resigned board position, Richard and Jennifer have stepped down, three candidates, James Woods, Dottie Stueckroth and Beverly Hughes (not sure she wants to join) Will vote next meeting Tues on positions, Hughes withdrawing

Citizen Comments: None

Future Agenda Items: None

Adjournment: Karla Stephens made a motion to adjourn. Steve Newton seconded. Motion passed unanimously.

- Voted to collapse director reports from workshop into just the regular POA meeting, Joe proposed, and vote passed unanimously

Citizens Comments:

1. Christen Forsyth
 - Comments about James Woods report of shared cost feels Jim was given incorrect information. Christen has been around through several POA/city historical cost issues. Feels that the POA isn't responsible for any ordinance enforcement. Does the city of Austin bill POAs for deed restrictions/laws, no.
2. Karyn Mason
 - Comments about James Woods report of shared cost passed around a hand out, reference document of rebuttal.
3. Pam Pond
 - Upset and embarrassed by the petty and decisiveness, city and POA would/should welcome transparency.
4. Eric Bauer
 - Asking questions about contract signed POA/city, 150k contract, 1yr., overall increase is 21k.
5. Susan Baily
 - Backing up Pam Pond's comments, general comments about discord/tension, etc. Would like to thank both boards.
6. Doc Staley
 - Talking about new beginnings, agrees with over all rebuttal comments. Back and forth about stolen signage issues, discussing not having James Woods on POA. Requesting information about security footage, Joe updated Doc and collecting information is in the works.
7. Bill Clendenton?
 - Proposing each entry pay for their costs, city and POA

Agenda for the May 6th, 2019 workshop:

1. Take off board vacancies, item number 2
2. Reminder meet the candidates, Sat.

April 9th, 2019 Regular Monthly Meeting: President Joe Summers called the meeting to order at 6:03pm

Roll Call: Present – Steve Newton, Karla Stephens, Jerial Wafer, Kevin Soliz, Joe Summer

Karla will be moving to the Celebrations board seat from the Treasurer seat, this leaves the Treasurer and Park and Maintenance seats available.

Minutes Approvals: March minutes motion to approve by Joe Summer, Karla seconded, approved unanimously. Reviewed Feb minutes, need to update that Sonny Vaughn is on leave of absence and hasn't resigned due to health reasons, will update minutes and approve during May meeting.

Board Member Reports:

1. **Treasurer / Karla Stephens (temp):** Picnic tables needed for Memorial Day, get with parks and maintenance.
2. **Parks and Maintenance / vacant board seat:** No report due to vacant board seat
3. **RV Storage Facility / Steve Newton:** A few small spots available, running an ad in next newsletter, working on a few large spot swaps
4. **Security Gate / Jerial Wafer:** Not much to report, motor issue for AC in guard shack window unit, temp unit in there until current one is repaired.
5. **Celebrations / Karla Stephens:** Looking at next few events, not much budget left, under op expenses, 5420 categories originally had about 4k, doesn't appear to be enough left for upcoming, face painting around \$900 for last 4th of July. Pam Pond suggested kids from high school do the face paint. Should funds be moved around to pay for the upcoming events? Finalize budget numbers need for Memorial Day and 4th of July. Sherri explained previous Richard would use money from overage in RV storage.
6. **Secretary / Kevin Soliz:** Communications setup going on, should be complete by May POA meeting

Old Business:

1. Drainage issues proposed by James Woods
 - Has not gotten with Johnny yet to finalize labor est., still 7k in material but still need labor for total job, hope is to come in under 25-30k. Drainage behind homes on Broadmoor has been reshaped and done, can lay grass to hard freeze issues in shipment from Houston.

2. Street funding plan, presentation by James Woods

- Review budget plan and publish based on approval from board, budget proposal is asking for increase from 25k to 34,230.
- Jim is asking for determination/approval for next month meeting
- Neighbor of Andy Andrews, number 5 off Colobine drainage issue running to back of the house almost in house, determine how to get this attention, Johnny hasn't given this attention because he/they don't know who owns the lot. Joe pointed out that if the drainage issues are coming from the golf course it's a city issue, may need to figure out how to help.

3. Board Vacancies

- Two intern spots open until Oct election, will have to re-run, volunteers are Dottie Stueckroth and James Woods.
- Board voted Dottie and James Woods on the board, Dottie, all in favor, Jim 4 of 5
- Updated board as of April 9th POA meeting after vote:
 - 1. President: Joe Summers
 - 2. Treasurer: Dottie Stueckroth
 - 3. Parks and Maintenance: James Woods
 - 4. Storage Facilities: Steve Newton
 - 5. Security Gate: Jerral Wafer
 - 6. Celebrations: Karla Stephens
 - 7. Secretary: Kevin Soliz

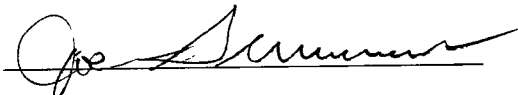
New Business:

1. Update from Jim Wood on the updated costs to support the POA by the city

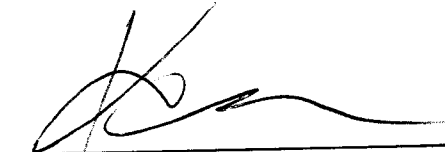
- Jim reminded all what analysis report was for and how it was conducted. Cost or ordinance enforcement was added, wasn't in there before as POA shared cost. POA doesn't have the ability to enforce, would have to take owner to court, city is recommending sharing this cost. If POA can't come to an agreement, city is recommending arbitration board formed by 5-6 citizens to determine final findings and increase agreement. Jerral asked if committee has been formed to review city findings, Joe has talked to two people to help with this, but nothing has happened yet. Jim responded and reminded all that costs have always been estimated, nothing was ever defined prior, POA has never provided an estimate on what those costs are. Follow up with board on subcommittee for city shared cost POA budget, determine how to form and finalize the review and get back with the city on a response. Kevin, motion to finalize subcommittee by next meeting, volunteers, Sherri, Pam, Susan Baily, Georgian, Karyn Mason, Angel G.

2. Discuss and action on director reports for workshops and regular POA meeting

Adjournment: Kevin Soliz made a motion to adjourn, seconded by Karla Stephens, motion passed unanimously.

A handwritten signature in black ink, appearing to read "Joe Summers", written over a horizontal line.

Joe Summers, President

A handwritten signature in black ink, appearing to read "Kevin Soliz", written over a horizontal line.

Kevin Soliz, Secretary

Attendance Sign-in Sheet

Meadowlakes Property Owners Association

Monthly Meeting

April 1st ~~March 12, 2019~~ 6:00 PM

Everyone in attendance of this meeting is requested to print and sign below. Please initial if you wish to speak.

Printed Name	Signature	Request to Speak
<u>Susan Bailey</u>	<u>Susan Bailey</u>	<u>I Thank You to POA & Woods Report</u>
<u>LUCRECE MARINO SCHULMAN</u>	<u>Lucrèce Schulman</u>	_____
<u>Georgina Christy</u>	<u>Georgina Christy</u>	<u>Georgina Christy</u>
<u>Genys MASON</u>	<u>Genys MASON</u>	_____
<u>Karyn MASON</u>	<u>Karyn Mason</u>	<u>Karyn Mason</u>
<u>Doree Szyekrath</u>	<u>Doree</u>	_____
<u>Debbie Newton</u>	<u>Debbie Newton</u>	_____
<u>Bella Christin Forsyth</u>	<u>Bella Forsyth</u>	_____
<u>Cam Pond</u>	<u>Cam Pond</u>	_____
<u>KATHY LOSIE</u>	<u>Kathy Losie</u>	_____

ATTENDANCE

SIGN-IN SHEET

~~Building Committee Meeting~~

POA Workshop

PROPERTY OF THE CITY OF MEADOWLAKES

~~March 12~~ April 1st, 2019
(Date) (Time of meeting)

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Everyone in attendance of this meeting, please print and sign below

PRINTED NAME

SIGNATURE

Sherri Staley
Jim & Pam Woods
Beverly Hughes
James Holloman
Mary Holloman
Bob Brown
Jerry Drummond
Iri Unruh
Lee Brown
Mary Ann Raesener
Judy Archer
Stacy Leddon
Bill Leddon

S. Staley
Woods
Beverly Hughes
James Holloman
Mary Holloman
Bob Brown
Jerry Drummond
Lee Brown
Mary Ann Raesener
Judy Archer
Stacy Leddon
Bill Leddon

Attendance Sign-in Sheet

Meadowlakes Property Owners Association

Date: 4/9/19 Time: 6:00pm

Please print your name and sign below. Initial if you wish to speak.

Printed Name	Signature	Request to Speak
① Christine Forsyth	<u>[Signature]</u>	<u>✓</u>
② ^{Bill} Karyn Mason	<u>Karyn Mason</u>	<u>✓</u>
③ Pam Pond	<u>[Signature]</u>	<u>✓</u>
Eric Bauer	<u>[Signature]</u>	<u>✓</u>
Debbie Newton	<u>[Signature]</u>	<u>_____</u>
Susan Buckley	<u>Susan Buckley</u>	<u>✓</u>
_____	<u>[Signature]</u>	<u>_____</u>
④ Doc Staley	<u>[Signature] DM</u>	<u>✓</u>
Sherri Staley	<u>Sherri Staley</u>	<u>_____</u>
Angel Garrett	<u>Angel Garrett</u>	<u>_____</u>
John Garrett	<u>John Garrett</u>	<u>_____</u>
⑤ FLORENCE & MARTIN SCHULMAN	<u>Florence Schulman</u>	<u>_____</u>
Jo & Vernon Walke	<u>Jella M. Walker</u>	<u>_____</u>
Judy Gibbs	<u>Judy Gibbs</u>	<u>_____</u>
Barbara Bluhm	<u>Barbara Bluhm</u>	<u>_____</u>
Judy Archer	<u>Judy Archer</u>	<u>_____</u>
Lee Brown	<u>Vee Brown</u>	<u>_____</u>
_____	<u>Bill Clonday</u>	<u>✓</u>
Mary Ann Raesener	<u>Mary Ann Raesener</u>	<u>_____</u>
Karen M. ...	<u>Karen M. ...</u>	<u>_____</u>

PAM
Pond

