

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

Workshop, February 4, 2019: The workshop was called to order at 6:00 pm by President Joe Summers.

Roll Call: Members present: Steve Newton, Richard Salinas, Joe Summers, Jerrial Wafer, and Jennifer Virdell. Absent: Karla Stephens and Mel Hazelwood.

11 POA members were also present.

Report by City Manager, POA Manager, and Mayor:

1. No meeting has occurred since last meeting.
2. Lakeside residents are urging the City Council to persuade LCRA for flood relief.
3. FEMA has not decreed the flood a natural disaster.
4. 46 homes were damaged along Meadowlakes Drive.
5. Persuade LCRA to amend their flood control policy.

Board Member Reports:

1. **Treasurer / Given by Joe Summers as Karla Stephens was absent:**
91% of POA dues have been collected.

2. **Storage Facilities / Steve Newton:**

4 of 91 renters still have not paid. There are 3 vacant spaces available. These will fill after time limit expires. 3 overhead lights are not working. These will be replaced with LED lights. 8 of 10 large RV storage spaces are filled. A list of RV renters email addresses has been compiled.

Kevin Soliz has an interest in on-line communications in relation to Item #2 of Business matters. He lives at 307 Limestone and he helped his parents HOA in Houston. Kevin would volunteer his time to get the process started. The first step is to adopt a web domain name. He also encourages a social network page. Kevin and his wife want to become involved within the community and this would become a perfect opportunity. Steve Newton will have a dollar amount to get the process started by the next meeting.

3. **Security Gate / Jerrial Wafer:**

Nothing to report.

4. **Celebrations and Events / Richard Salinas:**

Richard thanked Sherri Staley for her hard work with the Christmas lighting contest.

Sherri Staley passed out a report for her upcoming activities as Head of Recreation Fund Committee. March 9th will be Elvis Night at Hidden Falls Club House. April 6th will be Ladies Night Out and Spa.

Sherri gave an update of the Coalition of Concerned Citizens. She has a complete list of all property owners, which was not provided by the City or the POA. The Coalition has written letters to all property owners who need written communications rather than electronic communication.

Georgina (Welcoming Committee) says they have been greeting new residents.

5. Parks and Maintenance / Jennifer Virdell:

Repair of the fence will begin next week. Dollar Park play scape needs some repairs. The City and a small volunteer group is cleaning up around Lakeside Park.

Business Matters:

1. Update on labor costs the POA pays to the City – The City Representatives will be Ed O’Hare and Mary Ann Raesener and not Jim Woods and Mike Berry as previously reported. The POA Representatives will be Joe Summers and Mel Hazelwood.
2. Update on initiatives to improve Board and POA member communications - Steve Newton and Kevin Soliz already reported on this issue under Member Reports.
3. Update on drainage issues – Jennifer Virdell had nothing to report. Joe Summers and Jim Woods have spoken to the Engineer about the Maloy drainage project.
4. Update on repairing POA property damaged by flood – Nothing new to report by Jennifer Virdell.
5. Discussion of proposals of Coalition of Concerned Citizens – Sherri Staley added that the POA has recognized the Coalition’s joint projects but the City Council has not affirmed. She criticized the City for not allowing questions from residents during their meetings. The City only allows citizen comments at the beginning of their meetings. The POA allows citizens to discuss items at any time. The City will not allow meetings to begin at a later time.
6. Discussion of garage sales – Joe Summers stated the POA CCR’s prohibit garage sales. In addition, the City has an ordinance prohibiting garage sales.
7. Update of signs at Meadowlakes entrance / exit – John Travis purchased the “Welcome Back” and “Welcome to Meadowlakes” sign on Meadowlakes Drive and he would like that sign to be refurbished.

Citizen Comments:

1. Georgina Christy – She requested that a sign be put up that says “fireworks are prohibited”.
2. Eileen Salinas and Jim Woods – Dollar Park issues: The Board voted to turn the slide around and plant landscape to shield residents of San Saba Street from children using the park. Fire ants are also a problem at Dollar Park and should be dealt with.

Future Agenda Items:

1. Update on labor costs the POA pays the City
2. Update on initiatives to improve Board and POA member communications
3. Update on drainage issues
4. Update on repairing POA property damaged by flood

Adjournment:

At the next meeting, Pledge of Allegiance will be given by Jennifer Virdell and the prayer will be led by Joe Summers. Jennifer Virdell made a motion to adjourn. Steve Newton seconded. Motion passed unanimously.

February 12, 2019 Regular Monthly Meeting: President Joe Summers called the meeting to order at 6:00 pm.

Joe Summers offered a prayer and Mel Hazelwood led the Pledge of Allegiance.

Roll Call: Steve Newton, Mel Hazelwood, Joe Summers, and Jennifer Virdell. Richard Salinas and Karla Stephens were absent.

Approval of January, 2019 Workshop Minutes and January 2019 Regular Meeting Minutes: Steve Newton made a motion to approve Minutes and it was seconded by Jerrial Wafer. Approved unanimously.

Board Member Reports:

1. **Treasurer / Karla Stephens:** No report due to Karla being absent.
2. **RV Storage Facility / Steve Newton:** As of today, 2 existing renters have not paid. 1 of these 2 might need to be evicted.

Kevin Soliz spoke about the communications issues he is working on. These include coming up with a domain name, email newsletter service (Constant Contact vs. Mail Chimp), social media footprint (Facebook and Twitter), and a website creation. Joe Summers recommended that the Communications Committee propose what services the POA will consider and the costs associated with these services. There should be a chain of command since these forums will be the official voice of the POA.

3. **Security Gate / Jerrial Wafer:** Flags are gate are at half-mast. Sonny Vaughan has requested/approved leave of absence
4. **Events and Celebrations / Richard Salinas:** Joe Summers read Richards report. Elvis night is coming up in March and Ladies Spa night in May. Sherri stated Debbie Ingelsbe has volunteered to cater the Memorial Day BBQ.
Welcoming Committee: Florence stated since September they made 32 visits and included 31 children and 10 renters.
5. **Parks and Maintenance / Jennifer Virdell:** KC Engineering requested \$25,000 to discuss the drainage problems. Johnny is now speaking to a resident that is a retired engineer with TXDOT. Joe Summers stated that Steve Nash also has resources locally that have drainage knowledge but are also not engineers.

Old Business:

1. Update on labor costs paid to the City of Meadowlakes for our contract.
 - A. Mel Hazelwood has tendered his resignation and will not participate with these discussions with the City Council Directors.

- B. The Mayor stated that City Personnel will begin documenting their time and scope of work of POA related duties.
- C. Karla Stephens has recommended Kevin Soliz's wife take Mel Hazelwood's place on the POA Board.
- D. Steve Newton notified he is running for Place 4 on the City Council.

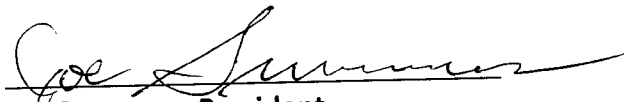
Citizens Comments:


Sherry Staley said she would like the POA to put on the Agenda, and ratify, the 6 recommendations of the Coalition of Concerned Citizens.

Agenda for the March 4, 2019 workshop:

1. Issues relating to Labor costs the POA pays to the City of Meadowlakes.
2. Initiatives to improve Board and POA member communications.
3. Drainage issues.
4. Update on repairs to POA property damaged by flood.
5. Discussion of proposals of Coalition of Concerned Citizens.
6. Discussion of concerns about actions of the LCRA concerning flood issues.

Adjournment: Jerril Wafer made a motion to adjourn and Mel Hazelwood seconded.


Joe Summers, President


~~Mel Hazelwood, Secretary~~
Kevin Soliz

Attendance for February Regular Monthly Meeting / February 12, 2019:

Kevin Socia
Mary Schucman
Frances Schucman
Georgina Chasky
Diane Hernandez
Jerry Sney
Bill Forsythe
Christine Forsyth
KATHY Walker
Ken Walker
Mike Beech
Jerry Deunard
Mary Ann Reasner
Ms. Newton
Ettie Strives