

**May 2019 Minutes**  
**Workshop and Regular Meeting**  
**Board of Directors, Meadowlakes Property Owners' Association**

**Workshop, 5/6/19:** Called to order by Joe at 6:01pm

**Roll Call:** Present – Steve Newton, Joe Summers, Dottie Stueckroth, James Woods, Kevin Soliz. Absent - Jerril running late, Karla resigned moving out of the neighborhood, quorum set

**New Business:**

1. Board vacancies
  - a. Citizen's concerned about celebrations vacancy, Joe advised position may not fill until elections, announcement will be added to city newsletter requesting volunteers

**Old Business:**

1. Discussion of drainage issues
  - a. Dirt work behind homes off Broadmoor have been completed. Rain this past weekend, run off and movement worked well near affected homeowner's area. Company coming to meet regarding low water cross/concrete work to resolve. Lot near St. Andrews and Turkey Run (Lot 804), drainage issues, asking about what can be done about, starting with building committee then possibly POA
2. Discussion of city's analysis of contract costs
  - a. Committee meeting some under the guidance of Steve, committee has met twice, about 2 dozen worth of paperwork facts, first update June 3<sup>rd</sup> at the next workshop meeting. Board will need to get with the city specifically about the Jim Wood proposal, will be doing this with in the next few weeks. Georgian spoke up, can't find some missing funds related to last signed/updated contract, need to review Jim Woods proposal, previous was 93k now 150k through Oct, what is difference going to. Joe was provided with a letter by a citizen concerning the attorneys general's opinion based on our POA/city contract. In another case there were two POAs within the city's limits and the city was collecting the POA dues on their water bills then moving them to the respective POAs. Joe meeting with our lawyer about the issues/letter and suggestions. Audience member asked why board/Joe is opposed to moving contract services outside the city, Joe explained there is concern that keeping those services outside is a disservice not keeping them here. Also, a synergy issue in/with working with the city, should be able to work with local city members and board since they are right here.
    - i. Really need to review outside services to see if it makes sense
    - ii. Really need a way to capture city vs. POA work from city workers, need metrics/data
3. Communication Update
  - a. On track for completion next by next week, trying to get everything done by June 1<sup>st</sup> at the latest

**Citizens Comments:**

1. Dottie - Status of park on Firestone, Dottie would like to donate a tree, Jim advised parks/maintenance doesn't have the money due to the outlay/cleanup of the recent storm/floods.
2. Georgina - Pool, leasing pool from the city, restricting use, no need for lifeguard, extended hours of pool, see sheet for the rest of the info. See hand out by Georgina. City bought pool/golf course back in 2008, need to find out what city is doing. Joe advised and recommended to let the city of Meadowlakes handle the recent issues with the city of Marble Falls closing their public pool at Lakeside Park
3. Sherri Staley - 40 hours with lawyer and judge related to contract cost to city, see hand out from Sherri. Memorial Day, Sherri is putting on her own celebration, displayed sign during meeting.
4. Pam Pond - Pool, also concerned about opening to the rest of public as a result of the city of Marble Falls Lakeside pool closure. Concerned about behavior by citizens/POA members during meeting, reminded everyone to please be, gentle and kind

**New Business:**

1. Board vacancy for Celebrations
2. Meeting with POA legal counsel regarding attn general opinion of contract cost, Joe will ask POA attorney to attend the regular meeting
3. Updates from Steve on contract city analysis, check with Joe before publishing

**Adjournment at 7:18pm:** At the next meeting, Pledge of Allegiance will be given by Dottie and the prayer will be led by Steve. Joe Summers made a motion to adjourn, seconded by James Woods and Dottie, motion passed unanimously.

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**Regular Meeting, 5/14/19:** Called to order by Joe at 6pm.

**Roll Call:** Present: Joe Summers, Steve Newton, Kevin Soliz, Jim Woods, Dottie Stueckroth, Jerrial Wafer

**Prayer:** Steve Newton

**Pledge of Allegiance:** Dottie Stueckroth

**Consideration of Minutes:** Jerrial requested change to March minutes, page 3 in RV Storage section, change to "I abstain". Also, clarification on Page 4 at the bottom, Jerrial voted against because he

thought there was a conflict of interest for the Board. April and Feb minutes approved, Jerrial motion to approve, Joe seconded, motioned passed

#### **Board Member Reports:**

1. **Treasurer / Dottie Stueckroth:** Reference hand out with Monthly budget report for April. Jim asked about park improvement budget. Unable to find park improvement in current budget, Dottie committed to locating budget numbers in prep for June report
2. **Parks and Maintenance / James Woods:** Recent storm damage charged to maintenance, should be charged to reserve. Damage amount unknown, Jim to determine, should have figures by June meeting, amount needs to be considered for June budget. Jim met with Johnnie regarding improvement to culverts off Broadmoor. Specialist came to estimate, should get back this week or early next week. Drainage repairs that were done behind Broadmoor were charged to 5605 drainage and should have been charged outside of the streets budget, was approved outside a while back as separate project outside of the budget. Jim also advised there is 25k budget in streets about 21k left, have done basic minor repairs, needs for Meadowlakes drive improvement, 85-90k. Jim would like to use 45k this year and 45k next year to make up the total. Parks and finishes, posted to maintenance, toilets are on order before Memorial Day. Jim has ordered table and chairs as rentals due to replacement needs for Memorial Day and for July 4<sup>th</sup>. Two planned projects, Dollar park 3/4k needed to finish, Firestone Park, estimate completion cost unknown, source of labor needed to determine final cost.
3. **RV Storage Facility / Steve Newton:** With storm from last week, lighting struck by RV park, knocked out a few lights. One of the users reported this on Thurs. Johnnie and crew reviewed and found lighting hit three lights and junction box, all lights fixed, one had to be ordered, should be in this week.
4. **Security Gate / Jerrial Wafer:** Nothing new to report, main AC fixed
5. **Secretary / Kevin Soliz:** New website should be live within next week 5/21 or 28, still working on getting all old and current POA docs moved over to the new site. Also old website will have redirect link to the new site.

#### **Citizens Comments:**

1. Debi King
  - a. Turkey Run at St. Andrews flooding issues, engineers have been out, neighbors have put up speed bump to avoid flooding, drainage coming down from the golf course, basically a lake at Turkey Run at St. Andrews. Garage has been flooded twice, 1 to 2 inches. Asked for update on issues. Jim advised that improving that area is a current project, engineering recommendations back when issue was first reviewed in 2016 couldn't be afforded at that time, over a 1 million to implement. Jim has been working on overall drainage issues, needs to get clearer update and direction. Jim advised there are several things in play with drainage issues, focus is on Broadmoor, Firestone Place

second priority, then Turkey Run/St. Andrews area. The plan was to try and do a surface solution to recast asphalt near the closest to open property/lot then use berms to move water down to the ranch. Debi asked about two empty lots next to them as they appear to be the issue lots, Jim advised those are property owners' responsibility. Citizen comment in the audience advised: There is a drainage ditch at Turkey Run/Spyglass, can another drain be put in affected area, Jim explained that is city property, not POA property. Recommended to Debi that the issue also be taken to the city for review. Jim also recommend they come to building committee meeting to review issue.

2. Christine

- a. First issue, city charging POA for statues that are city ordinances, doesn't think city can do this, review hand out, appendix item. Joe advised right now we're under contract, hard to have this changed until contract is reviewed/changed. This issue has been asked to the POA legal counsel, don't have an answer back yet, POA agrees this is an issue that needs to be reviewed and addressed. Second issue, hope the Celebrations seat doesn't say vacant, would like to see that filled before Oct election.

**Old Business:**

1. Drainage issues updates

- a. Jim provided updates, see his board review above

2. Memorial Day celebration

- a. Ongoing, catering has been lined out, \$17 a plate, POA will subsidize a portion of the amount, will charge \$6, POA to subsidize \$11 per plate. Event sign has been put out; Jim/Steve installed the sign. Event sign says Sat. at the restaurant, supposed to be Lakeside Park or restaurant in case of rain, need to be updated to Monday, Joe will contact sign person. Also, tables and chair rentals have been set for Monday, need to check with all vendors to be sure the event is for Monday. Plates ordered were 175, Dottie to check last three year to determine how many the event really needs. Need to also make sure anyone buying a to go meal stands in line. Don't have the tables that used to be use for serving, need 4 more tables, Jim to check rental company to add. Joe will contact Stack, Jim will take care of tables, Steve will take care of sign rewrite, also need to check with Debbie in case of rain for Monday. Flag needed for Park, scouts to open with flag ceremony, still needs to be lined out, Joe to take this on. Sound system needs, Kevin to check with Kale on borrowing/setup.

**New Business:**

1. Meeting with POA legal counsel regarding Attorney General opinion

- a. POA adjourned in closed session to meet with legal counsel, Ann Little. Back to order at 8:02pm. Joe advised, board met with POA legal counsel, explained that attorney advised that the Patton situation/case is completely different, facts are not the same compared to Meadowlakes and the board will not be moving forward with any action

2. First update from Steve on contract city analysis sub-committee
  - a. The committee has met three times, met last Thursday, meeting again Monday the 20<sup>th</sup>. They sent over 30 questions and requests for additional information, working well together, have also contacted 10 POA firms for bids, also several CPA firms, will produce a list of finalists and their proposals to be used to form response back to city on the contract.
  
3. Board vacancy for Celebrations
  - a. Notice went out in city's Thursday newsletter, three responses so far and a few other volunteers, tabled until June POA regular meeting where board will announce volunteers and vote.

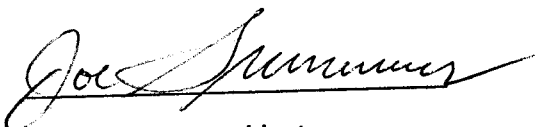
**Agenda for regular meeting:**

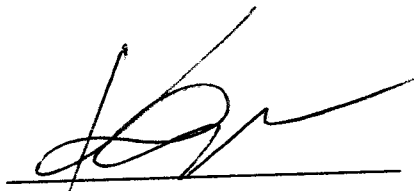
**Prayer:** Jim Woods

**Pledge:** Steve Newton

1. Removals
  - a. Remove POA legal counsel
  - b. Remove Memorial Day celebrations
  
2. Old Business
  - a. Board vacancy moves to old business
  - b. Old business another update from Steve on city analysis
  
3. New Business
  - a. POA review and new budget for 2019-2020 and changes
  - b. Public pool issues, Joe working on this, to give update,
  - c. Early planning for July 4<sup>th</sup>, check into what was done last year (Kevin to take this on).

**Adjournment:** Joe made motion, Dottie firsts, Kevin seconded, motion approved, 8:13pm

  
Joe Summers, President

  
Kevin Soliz, Secretary

# Attendance Sign-in Sheet

Workshop

## Meadowlakes Property Owners Association

Date: 5/6/19 Time: 6pm

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

Printed Name	Signature	Request to Speak
Georgina CHRISTY	Georgina Christy	<input checked="" type="checkbox"/> <small>restricted</small>
FLORENCE + MARTIN SCHULMAN	Florence Schulman	
Susan Bailey	Susan Bailey	
Karyn Mason	Karyn Mason	
Gerry Mason	Gerry S. Mason	
Jim Woods	Jim Woods	<input checked="" type="checkbox"/>
Jim Woods	Jim Woods	
Bob & Bev	Bob & Bev	
Vee Bevan	Vee Bevan	
MIKE BARRY	Mike Barry	
John + Joan Mattinson	John + Joan Mattinson	
Sharri Staley	S Staley	<input checked="" type="checkbox"/>
John & Angel Garrett	John Garrett	
Kat McCauley	Kate McCauley	
Sharon Meloy	Sharon Meloy	
Bice + Christine Forsyth	Bice + Christine Forsyth	
Lam Pond	Lam Pond	<input checked="" type="checkbox"/>

# Attendance Sign-in Sheet

Meadowlakes Property Owners Association

Regular meeting

Date: 5/14/19 Time: 6:00 pm

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

Printed Name	Signature	Request to Speak
<u>Susan Banks</u>	<u>Susan Banks</u>	<input type="checkbox"/>
<u>Debi King</u>	<u>Debi King</u>	<input checked="" type="checkbox"/>
<u>Florence Schullman</u>	<u>Florence Schullman</u>	<input type="checkbox"/>
<u>Margaret Barry</u>	<u>Margaret Barry</u>	<input type="checkbox"/>
<u>Margaret Jeffrey</u>	<u>Margaret Jeffrey</u>	<input type="checkbox"/>
<u>Cheryl Fernandes</u>	<u>Cheryl Fernandes</u>	<input type="checkbox"/>
<u>Debbie Newton</u>	<u>Debbie Newton</u>	<input type="checkbox"/>
<u>Ken Wallace</u>	<u>Ken Wallace</u>	<input type="checkbox"/>
<u>Judy Acker</u>	<u>Judy Acker</u>	<input type="checkbox"/>
<u>Diana Hernandez</u>	<u>Diana Hernandez</u>	<input type="checkbox"/>
<u>Vee Brown</u>	<u>Vee Brown</u>	<input type="checkbox"/>
<u>Georgina Chasty</u>	<u>Georgina Chasty</u>	<input type="checkbox"/>
<u>Pamela Woods</u>	<u>Pamela Woods</u>	<input type="checkbox"/>
<u>John + Angel Garret</u>	<u>John + Angel Garret</u>	<input type="checkbox"/>
<u>Bev + Christene Forsyth</u>	<u>Bev + Christene Forsyth</u>	<input checked="" type="checkbox"/>
<u>Joan + John Mattinson</u>	<u>Joan + John Mattinson</u>	<input type="checkbox"/>
<u>Gerry + Karyn Mason</u>	<u>Gerry + Karyn Mason</u>	<input type="checkbox"/>

**Printed Name**

**Signature**

**Request to Speak**

MIKE BARRY

M Barry

ANNE LITTLE

A Little

MaryAnn Raosenor

ma

Suzanne Gersdorf

S Gersdorf

Tom Pond

Tom Pond

Sharon Meloy

S meloy

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