

**MINUTES
WORK SHOP AND EXECUTIVE MEETING
OF THE MEADOWLAKES PROPERTY OWNERS ASSOCIATION**

Workshop September 5, 2017

--

Executive Meeting September 12, 2017

Workshop:

The workshop meeting was convened at 6:04 PM on 5 September by President Joe Summers. Four members of the Board were present at roll call to establish a quorum. Those members present were Joe Summers, Joy Marcou, Gerry Mason, and Jim Woods. Jerrial Wafer and Amy Reeves were absent for roll call and arrived at 6:25. There were 4 residents/visitors in attendance, with 3 signing in.

The minutes from the August workshop and monthly meeting were presented to the Board for review before approval of the monthly minutes in the next executive meeting. .

Jim handed out a draft mitigation plan for storm water drainage within Meadowlakes, based on the inputs from the Committee on Storm Drainage Issues. He summarized the storm water drainage problems that the Committee considered for the Board and the issues faced by the Board in addressing the problems. He presented the plan incrementally by future year with periods to time to evaluate the improvements made by planned remedial actions. After reviewing the incremental steps of the plan, Jim stated that after additional considerations, he believed the initial step to address the problem at Turkey Run and St Andrews should be moved to the first year of the plan. Its nominal cost would potentially provide several major rain events before the Board deciding on the need for the more costly step of reverse crowning the roadway. Board members present were supportive of this change. Jim asked the Board members to review the plan and vote at the next monthly meeting to approve or disapprove the multi-year plan.

Next, Joe discussed the plans for the 11 September dedication of the First Responders Memorial Park and the November plan for commemorating the Personal Recognition Brick Program at the Military Veterans Memorial Park. Jerrial has contacted local invitees for the Dedication and anticipated good representation by local first responders.

Jim proposed the Board consider issuing vehicle decals to non-resident property owners when requested by those owners. He described the CCRs rules denying issuance of decals for nonresidents, and he presented the CCRs rule for the Board authorizing variance to CCRs rules where warranted. He explained the denial of decals to property owners creates unfair restriction of access to their properties and to the amenities for which they pay annual fees. He noted that nonresident golfers could be issued decals and that some nonresidents have been granted decals. He asked that the Board consider and approve at the next monthly meeting a policy of permitting nonresident property owners equal rights to decals and access to Meadowlakes streets that all property owners own and maintain. Jim stated that he would prepare a narrative for the Board's consideration and vote for the monthly meeting.

After the business issues were discussed, Joe reviewed his recent meeting with the Mayor and City Manager. The City is modifying its agreement with the sheriff's office to increase the presence of officers within Meadowlakes. The City's tax rate has been decreased slightly, but the average value of Meadowlakes homes have increased such that a slight increase in property taxes will occur in the coming year. Several capital improvements are planned by the City,

including new water supply pumps and an automatic purification monitoring system. Additionally, the City has installed new signs at the memorial and lakeside parks.

Joy presented the final budget performance of the prior fiscal year, showing about \$10 thousand more revenues than budgeted and about \$30 thousand less expenses, for a net loss of \$33 thousand for the year versus the plan for a loss of \$54 thousand. While the numbers show a loss for the year, many of the expenses were related to the final year of the 3-year streets maintenance plan and several non-recurring expenses. After discussion of the impact of a negative income, the conclusion was that recurring revenues and recurring expenses were very close, with ending cash balance in the general fund at \$272 thousand. The Association is in strong financial condition considering its cash and loans portfolio, and the assessment rate is appropriate for the next fiscal year.

Jerrial reviewed the building committee activity, noting that only three new items were being considered. In recent weeks the Welcoming Committee and welcomed 9 new residents and that brought the total for the year to 83. Jerrial presented the new plan for the Harvest Festival, with Amy describing the events and entertainment plans. Amy stated that the Chik-fil-A program presented last month will require significant resources to move forward and recommended that the program be postponed until Spring to allow time for planning and resourcing.

Gerry stated that the fenceline along Dogleg has progressed well in is nearly 80 percent complete.

Mel was not present to review security.

Joe mentioned to the members that the definition of “quorum” as applicable to the Annual Meeting is inconsistent between the Articles of Incorporation and the Bylaws of the Association. Specifically, the Articles require 50 authorized voters, whereas the Bylaws require 250 authorized voters. The Association’s attorney has reviewed the issue and concluded that the definition of quorum in the Articles prevails. A copy of the attorney’s conclusion is attached to these minutes. Joe said the Board in recent month has identified several areas of the Bylaws that appear to need revisions, and that the Board should revise the Bylaws to assure they conform to Texas law and to eliminate conflicts with the Articles or CCRs. This issue will be considered during the November workshop.

Joe asked if there were any citizens’ comments. There were none.

Joe identified the three agenda items for the next monthly meeting. Gerry will give the prayer, and Joy will give the pledge.

Joe asked if there were any additional comments. Hearing none, he asked for a motion to adjourn. Joy motioned for adjournment and Gerry seconded, with unanimous approval. The meeting adjourned at 7:30PM.

Executive Meeting:

The Executive meeting was convened at 6:05 PM on 12 September 2017 by President Joe Summers. Joe welcomed visitors and performed roll call of members present. Four members were present for a quorum. Members present were Joe Summers, James Woods, Gerry Mason,

Joy Marcou, and Joy Marcou. Jerrial arrived at 6:35PM. There were 6 resident and visitors in the audience; and 5 signed in.

The prayer and pledge were given.

The August Minutes were presented for approval. Joe asked if there were any corrections. Hearing none, he asked for a motion to approve the minutes. Joy motioned for approval, and Gerry seconded the motion. Approval was unanimous.

Joe asked Joy to present Mr Kyle Stripling, our insurance agent. Mr Stripling reviewed the Association's insurance coverage for property protection and for liability. He presented a new coverage proposal that increased benefits and reduced premiums for the Association. After discussions on the coverage and fees, the Board considered the proposal affirmatively. Joy motioned that the Board accept the proposal, and Gerry seconded. The proposal was approved unanimously.

Joe then asked Joy to present the Treasurers Report. Joy reviewed budget performance for the prior year stating revenues increased and expenses decreased from the planned budget, with annual loss of about \$20 thousand less than forecasted. Since a significant part of the prior year expenses were considered nonrecurring costs, the loss was planned and did not adversely affect the Association's financial stability. The cash balance at end of year was \$272 thousand in the general fund, and the budget plan for recurring revenues and expenses for the current fiscal year show a slight net gain.

Amy was not present.

Mel was not present, but Joe related that the new video and audio systems have been installed and are working properly.

Jerrial reported that the dedication of the First Responders Memorial Park was well represented by residents of Meadowlakes and by local representatives of First Responders organizations. It was noted that the invitation of the representatives from the Boy Scouts for performance in the ceremony was very good. Next, he reviewed the new dates and plans for the Harvest Festival in October.

Gerry reported that street repairs as previously approved have now been completed and the replacement of the fenceline on Dogleg is progressing well.

Old Business

1. Jim presented the revised Meadowlakes Storm Water Drainage Mitigation Plan to the Board, summarizing the annual steps planned for the next four years and the plan for observation of the improvements made each year before the Board's decision to proceed to the next incremental improvements. If all incremental improvements are required, the anticipated costs would total just over \$300 thousand through the four years period. Financial implications were discussed, recognizing that parts of the annual work plan will involve street improvements and should be borne by the streets maintenance budget; and that the remaining funding requirements, depending on the observations and assessments of the improvements completed, should be approved

3. All property owners should have equal access to Association amenities, but they have no decal to prove right of access and use.
4. All property owners should have fair and equal access to the Association's streets.

Authority to Grant Variances. The CCRs, section 7.02, state (The Meadowlakes POA may grant variances for other matters affecting the subdivision except they shall not have the authority to change the percentage of property owner approval required under Article 7.05 nor the residential use only restrictions affecting lots within Meadowlakes Subdivision so that the same may be used for commercial or business use. All variance shall be in writing and signed by the party to be bound.”

Resolution of the Board to Grant Equal Access to Association Streets for All Property Owners. Therefore, in accordance with the authority of the Board to grant variances to the Covenants, Conditions, and Restrictions (CCR) in Article 7, General Provisions, Section 7.02, Variances, the Board hereby

- Resolves and grants variance to Article 4, Use Restrictions and Architectural Standards; Section 4.24, Access to Use of Meadowlakes Streets and Traffic Regulations for non-resident property owners of residential lots within Meadowlakes Subdivision;
- establishes a rule permitting nonresident property owners of Meadowlakes residential lots to apply for and be granted passes (decal) for unimpeded access and use of the streets and roadways within Meadowlakes Subdivision equal to the rights on resident property owners; and
- determines the same vehicle registration, passes management, and traffic rules that bind resident property owners shall bind nonresident property owners. The Board deems that the application process and approval shall fulfill the signatory requirements of Section 7.02.

New Business

None.

Joe asked if there were any citizen's comments. No comments were received. Joe reminded everyone of the Annual Meeting of Association members on 14 October and that Board members would meet immediately after the Annual meeting to determine individual responsibilities for the next year. Joe announced there would not be an October workshop or monthly meeting because of the Annual meeting, and the next workshop is planned for 6:00 PM on Monday 6 November 2017, and the next executive meeting is at 6:00 PM on 14 November. He asked for a motion to adjourn. Joy motioned for adjournment and Jerri seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:05 PM.


Joe Summers, President


Mel Hazlewood, Secretary