

Meadowlakes POA Minutes

September 14, 2021 Meeting

6pm at Totten Hall

Meeting called to order at 6:00 PM by Steve Nash

Pledge of Allegiance led by Steve Newton

Present: Steve Nash, Don Wheeler, Dottie Stueckroth, Mike Shaw, Bill Raman, Steve Newton

Absent: Jennifer Virdell

The proposed minutes for August 10, 2021 were unanimously approved. (Motion by Mike Shaw; Second by Dottie Stueckroth)

Welcome Committee: The Committee has completed 43 visits. Eighteen of the new families visited have children. The committee has more visits to complete as conditions permit.

Member Comments: None

Board Reports:

Streets and Parks: Mike Shaw – The proposal from Heinz Paving for annual street repairs and maintenance was accepted. The focus will be on “N” Avenue, to the extent that such repairs are not the obligation of the City of Marble Falls, Preston Trail and selected other streets. A suggestion was made to look at Mahan and San Saba. Those streets were scheduled for attention in Fiscal 2022 - 2023; however, to the extent that immediate repair is required or money in the 2021-2022 budget permits, they will be given attention in the coming year. Discussions are continuing with the fence contractor.

Treasurer: Dottie Stueckroth - The 2020-2021 numbers reflect a positive balance at the end of the fiscal year of more than \$56,000. Comments were provided on a recap of the 2021 pool revenues and expenses, which showed a loss \$3,790. While some of that loss may be explained by the need to repair certain equipment such as chairs and awnings, it appears that the user revenue limitations related to the size of the pool and the personnel expenses may cause the pool to consistently run at a loss unless user fees are increased. This will be discussed further before reopening the pool in the spring. The financial documents provided for review relating to the points referenced above are attached.

RV Storage: – Steve Newton – There are three small uncovered RV Spaces without use agreements.

Gate Security: Don Wheeler – The gate is operating well, with nothing significant to report this month.

Events and Celebrations: No scheduled events in September. Jennifer Virdell was unable to attend.

New Business:

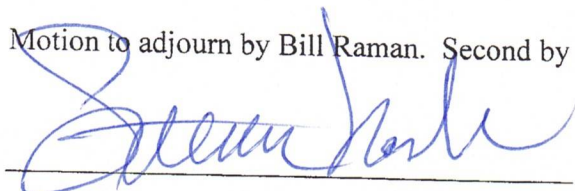
The resolution (attached) relating to short term rentals provided for consideration by Dave Schwarte at the August meeting was discussed. Bill Raman made a motion to adopt and approve the resolution incorporating a thirty-day minimum rental period. The motion was seconded by Don Wheeler and passed unanimously. Further steps will be taken in the coming year to implement further approval and implementation of corresponding rules and regulations.

Old Business:

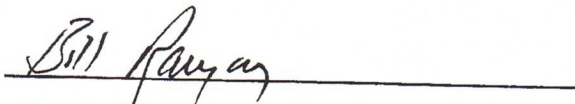
In light of the approval of funds in the budget to cover additional spaces at the RV Storage facility, there was a discussion of the prior talks that were conducted with Fortenberry construction to construct such covers. In order to further formalize, if necessary, the authority to proceed with such efforts, Mike Shaw moved that the POA to proceed with the prior discussions with Fortenberry Construction to construct covers for a specified number of spaces at a cost not to exceed \$40,000. Don Wheeler seconded the motion and it passed unanimously.

The prior legal counsel for the POA, Anne Little, has moved to Florida and is no longer representing clients in Texas. Consistent with prior discussions, a motion was made by Mike Shaw to authorize Bill Raman to engage Charli Kilpatrick-Tavera as legal counsel on behalf of the POA in order to provide as-needed legal assistance. Charli grew up in Marble Falls and is the daughter of Scott Kilpatrick - - the owner of the Pottery Ranch. The motion was seconded by Steve Newton and passed unanimously.

Motion to adjourn by Bill Raman. Second by Steve Newton. Unanimous.



Steve Nash, President



Bill Raman, Secretary

Those in Attendance:

Florence Schulman

Georgina Christy

Joan and John Mattinson

POA 2021-22 BUDGET

[Fiscal Year Sept - Aug]		2021-2022
INCOME		
4000 Association Fees		\$425,000.00
4010 Lot Mowing Fee		\$6,600.00
4020 Late Payment Penalty		\$10,000.00
4021 Lien Filing Charge		\$100.00
4050 RV Park Fees		\$30,910.00
4055 Pool Income		\$8,000.00
4060 Miscellaneous Income		\$6,000.00
4080 Park Revenue		\$300.00
4090 Road Impact Fees		\$2,000.00
4500 Interest Income		
First United Checking		\$15.00
First United MM		\$8,000.00
Other		
4500 Return Check Charge		\$50.00
TOTAL INCOME		\$496,975.00
EXPENSES		
Maintenance / Repairs		
5105 LS Park Maintenance		\$70,000.00
5115 WD Park Maintenance		\$2,500.00
5118 Veterans \$ 1st RSP Park		\$6,000.00
5119 Firestone Park Maintenance		\$500.00
5120 Supplies/Small Equipment		\$1,000.00
5135 Fence Repair		\$32,000.00
5140 Weed Control		\$500.00
5150 Tree Spraying		\$600.00
5151 Tree Trimming		\$6,000.00
5155 PWD Contract (MUD)		\$64,000.00
Total Grounds Maintenance		\$183,100.00
Insurance		
5200 Worker's Comp		\$3,100.00
5210 Liability		\$8,000.00
5225 D & O Liability		\$3,900.00
Total Insurance		\$15,000.00
RV Storage Facilities		
5320 Maintenance		\$1,300.00
5340 Utilities		\$1,500.00
5350 RV Covers		\$40,000.00
Total Storage Facilities		\$42,800.00

POA 2021-22 BUDGET

	2021-22 BUDGET
Operating	
5400 Acct/Mgmt Services	\$40,000.00
5405 Annual Meeting	\$1,000.00
5410 Audit	\$3,500.00
5420-01 Welcome	\$1,000.00
5420-02 Picnic/Celebrations	\$7,000.00
5420-03 Recreation	\$2,500.00
5425 Legal	\$5,000.00
5430 Pool Expense	\$9,000.00
5440 Office Supplies	\$2,500.00
5445 Other Operating Expense	\$2,300.00
5450 Communications	\$0.00
Total Operating	\$73,800.00
Security	
5500 Wages	\$135,650.00
5510 Payroll Taxes	\$15,048.00
5515 Maintenance	\$2,400.00
5530 Supplies / Small Eq	\$5,350.00
5540 Telephone	\$1,380.00
5550 Utilities	\$3,360.00
5560 Misc - Tags, Uniforms	\$1,280.00
Total Security	\$164,468.00
Streets	
5600 Repair/Reseal/Maint.	\$30,000.00
5605 Drainage	\$95,000.00
5620 Signs	\$500.00
Total Streets	\$125,500.00
Taxes	
5700 Property Taxes	\$3,150.00
Total Taxes	\$3,150.00
7009 Bank Service Charge	
TOTAL EXPENSES	\$607,818.00
Total Income	\$496,975.00
Income - Expenses	(\$110,843.00)
From Reserves For:	
Maintenance-Streets-RV Covers	\$110,843.00
	\$607,818.00
EX-POA 2021-22 Budget	
Approved 8-10/21	

DRAFT AMENDED RULES AND REGULATIONS PURSUANT TO MEADOWLAKES DECLARATIONS

Pursuant to the duties and powers conferred upon the Board of the Meadowlakes, Texas POA under section 6.05 of the First Amended Declaration of Covenants, Conditions and Restrictions for Meadowlakes Subdivision, Burnet County, Texas dated October 9, 1999 ("Declaration"), the Board adopts the following rules and regulations interpreting, clarifying, and implementing use restrictions under Sections 4.04, 4.05, and 4.06 of the Declaration:

WHEREAS, Section 4.04 of the Declaration requires that with the exception of certain lots enumerated in Sections 1 through 4, all lots shall be used for private single-family residential purposes only; and

WHEREAS, Section 4.05 defines the term "single-family Use"; and

WHEREAS, Section 4.06 provides that "All residential dwelling units shall never be used as a commercial 'time share' residence as defined by Texas Law; and

WHEREAS, the Board desires to interpret, clarify and implement the above-referenced provisions through the adoption of these rules and regulations that rentals of any lot or dwelling unit (i) for purposes other than private single-family residential use or (ii) for a period of less than ____ days are prohibited by the Declarations.

NOW, THEREFORE, THE BOARD ADOPTS THE FOLLOWING RULES AND REGULATIONS:

1. Lots or residential dwelling units within Meadowlakes may be leased or rented subject to the occupancy restrictions contained within the Declarations, as amended hereby. Leasing or renting must be for private single-family residential purposes only as the term "single-family Use" is defined in Section 4.05 of the Declarations. Lots and dwelling units may be leased or rented only in their entirety; no fraction or portion of a lot or dwelling unit may be leased or rented separately.
2. All leases and rentals shall be in writing and shall be for an initial term of not less than ____ days. **Short-term leasing or renting, meaning leasing or renting for a term of less than ____ days, is prohibited. Advertising a lot or dwelling unit on websites or platforms that offer short-term rentals, such as VRBO, Airbnb, HomeAway, and the like, is not permitted.**
3. Every owner shall cause all occupants to comply with the Declarations and shall be responsible for all violations caused by such occupants, notwithstanding the fact that such occupants are fully liable and may be sanctioned for any such violation. All leases and uses of any Lot or dwelling unit shall also comply with all governmental laws, rules, ordinances and regulations.

POA 2020-21 BUDGET

[Fiscal Year Sept - Aug]	2020-21 BUDGET	As of Aug 2021	%	8/31/2021 Mo 12/12
INCOME				
4000 Association Fees	\$405,000.00	\$425,230.87	105.00%	\$532.00
4010 Lot Mowing Fee	\$8,400.00	\$6,900.00	82.14%	
4020 Late Payment Penalty	\$6,000.00	\$13,107.22	218.45%	\$524.50
4021 Lien Filing Charge	\$100.00	\$164.00	164.00%	
4050 RV Park Fees	\$16,000.00	\$30,460.95	190.38%	\$700.00
4055 Pool Income	\$8,000.00	\$8,196.00	102.45%	\$1,795.50
4060 Miscellaneous Income	\$4,000.00	\$7,391.00	184.78%	\$305.00
4080 Park Revenue	\$100.00	\$245.00	245.00%	\$20.00
4090 Road Impact Fees	\$3,000.00	\$2,100.00	70.00%	
4500 Interest Income				
First United Checking	\$100.00	\$15.05	15.05%	\$1.10
First United MM	\$8,000.00	\$7,570.95	94.64%	\$502.79
Golf Course Interest	\$66.00	\$66.15	100.23%	
Other		\$2.50		
4500 Return Check Charge	\$50.00	\$25.00	50.00%	
TOTAL INCOME	\$458,816.00	\$501,474.69	109.30%	\$4,380.89
EXPENSES				
Maintenance / Repairs				
5105 LS Park Maintenance	\$3,500.00	\$3,537.80	101.08%	\$432.64
5115 WD Park Maintenance	\$2,500.00	\$2,715.10	108.60%	\$233.45
5118 Veterans \$ 1st RSP Park	\$500.00	\$445.29	89.06%	\$26.65
5119 Firestone Park Maintenance	\$500.00		0.00%	
5120 Supplies/Small Equipment	\$1,000.00	\$10.81	1.08%	
5135 Fence Repair	\$5,000.00	\$23.99	0.48%	
5140 Weed Control	\$500.00	\$208.90	41.78%	
5150 Tree Spraying	\$600.00	\$141.10	23.52%	
5151 Tree Trimming	\$2,500.00			
5155 PWD Contract (MUD)	\$64,000.00	\$65,677.20	102.62%	\$5,480.08
Total Grounds Maintenance	\$80,600.00	\$72,760.19	90.27%	\$6,172.82
Insurance				
5200 Worker's Comp	\$3,200.00	\$2,915.00	91.09%	
5210 Liability	\$10,000.00	\$7,373.00	73.73%	
5225 D & O Liability	\$4,200.00	\$3,775.00	89.88%	
Total Insurance	\$17,400.00	\$14,063.00	80.82%	\$0.00
RV Storage Facilities				
5320 Maintenance	\$1,000.00	\$691.22	69.12%	\$33.39
5340 Utilities	\$1,500.00	\$878.68	58.58%	\$67.69
Total Storage Facilities	\$2,500.00	\$1,569.90	62.80%	\$101.08

POA 2020-21 BUDGET

	2020-21 BUDGET	As of Aug 2021	%	8/31/2021
Operating				
5400 Acct/Mgmt Services	\$40,000.00	\$41,406.49	103.52%	\$3,446.59
5405 Annual Meeting	\$200.00	\$100.00	50.00%	
5410 Audit	\$3,000.00	\$3,250.00	108.33%	
5420-01 Welcome	\$1,200.00	\$866.27	72.19%	
5420-02 Picnic/Celebrations	\$7,000.00	\$7,645.00	109.21%	
5420-03 Recreation	\$3,500.00	\$1,025.71	29.31%	
5425 Legal	\$3,000.00	\$52.00	1.73%	
5430 Pool Expense	\$7,500.00	\$10,545.52	140.61%	\$2,612.22
5440 Office Supplies	\$2,200.00	\$2,261.44	102.79%	\$458.66
5445 Other Operating Expense	\$2,066.00	\$2,479.47	120.01%	\$218.13
5450 Communications	\$200.00		0.00%	
Total Operating	\$69,866.00	\$69,631.90	99.66%	\$6,735.60
Security				
5500 Wages	\$146,600.00	\$135,613.44	92.51%	\$10,470.60
5510 Payroll Taxes	\$13,000.00	\$11,510.40	88.54%	\$1,684.85
5515 Maintenance	\$4,000.00	\$4,131.83	103.30%	\$584.25
5530 Supplies / Small Eq	\$4,000.00	\$6,911.85	172.80%	\$595.56
5540 Telephone	\$1,200.00	\$1,435.58	119.63%	\$170.85
5550 Utilities	\$2,000.00	\$1,867.98	93.40%	\$150.29
Total Security	\$170,800.00	\$161,471.08	94.54%	\$13,656.40
Streets				
5600 Repair/Reseal/Maint.	\$100,000.00	\$114,222.64	114.22%	\$2,050.00
5605 Drainage	\$14,000.00	\$8,545.00	61.04%	
5620 Signs	\$500.00			
Total Streets	\$114,500.00	\$122,767.64	107.22%	\$2,050.00
Taxes				
5700 Property Taxes	\$3,150.00	\$2,954.90	93.81%	
Total Taxes	\$3,150.00	\$2,954.90	93.81%	\$0.00
7009 Bank Service Charge		\$32.50		\$30.00
TOTAL EXPENSES	\$458,816.00	\$445,251.11	97.04%	\$28,745.90
Total Income		\$501,474.69	109.30%	\$4,380.89
- Expenses		<u>-\$445,251.11</u>	97.04%	<u>-\$28,745.90</u>
		\$56,223.58		-\$24,365.01
EX-POA 2020-21 Budget by mo				

2021 Pool Recap

PASSES			Free	\$3.50	At	\$5.00	At	Times Used =
Family of 4 @ \$250			Under 5	5 to 12	\$3.50	12 & Over	\$5.00	Total
1	2150		8	16	\$56.00	23	\$115.00	\$171.00
2	2152		4	10	\$35.00	39	\$195.00	\$230.00
3	2154		16	19	\$66.50	16	\$80.00	\$146.50
4	2156		4	42	\$147.00	21	\$105.00	\$252.00
5	2158		11	10	\$35.00	33	\$165.00	\$200.00
6	2160		14	12	\$42.00	13	\$65.00	\$107.00
7	2162 / 6 @ \$375		6	78	\$273.00	37	\$185.00	\$458.00
8	2164		0	8	\$28.00	78	\$390.00	\$418.00
9	2166		0	0	\$0.00	5	\$25.00	\$25.00
10	2168		0	4	\$14.00	10	\$50.00	\$64.00
\$2,625.00			63	199	\$696.50	275	\$1,375.00	\$2,071.50
GOLF - No Fee			8	29	\$101.50	24	\$120.00	\$221.50
9 @ \$250 -(Family of 4) 1 #2162 @ \$375 \$2,625.00								
Individual @ \$125								
1	2101					5	\$25.00	
2	2103					41	\$205.00	
3	2105					9	\$45.00	
4	2107					18	\$90.00	
5	2109					25	\$125.00	
6	2111					21	\$105.00	
\$750.00						119	\$595.00	
Total Passes \$3375								\$3,375.00
			Free	\$3.50	At	\$5.00	At	
Daily Swimmers			Under 5	5 to 12	\$3.50	12 & Over	\$5.00	Total
June			64	185	\$647.50	260	\$1,300.00	\$1,947.50
July			47	134	\$469.00	185	\$925.00	\$1,394.00
Aug 1-17th			36	76	\$266.00	108	\$540.00	\$806.00
School 18th-31st			11	20	\$70.00	39	\$195.00	\$265.00
Thru Sept 6th			6	9	\$31.50	14	\$70.00	\$101.50
			164	424	\$1,484.00	606	\$3,030.00	\$4,514.00
3 Private Parties								\$500.00
Total 2021 Pool Income								\$8,388.00
Expenses								\$12,178.71

pool2021wrap

Pursuant to the duties and powers conferred upon the Board of the Meadowlakes, Texas POA under section 6.05 of the First Amended Declaration of Covenants, Conditions and Restrictions for Meadowlakes Subdivision, Burnet County, Texas dated October 9, 1999 ("Declaration"), the Board adopts the following rules and regulations interpreting, clarifying, and implementing use restrictions under Sections 4.04, 4.05, and 4.06 of the Declaration:

WHEREAS, Section 4.04 of the Declaration requires that with the exception of certain lots enumerated in Sections 1 through 4, all lots shall be used for private single-family residential purposes only; and

WHEREAS, Section 4.05 defines the term "single-family Use"; and

WHEREAS, Section 4.06 provides that "All residential dwelling units shall never be used as a commercial 'time share' residence as defined by Texas Law; and

WHEREAS, the Board desires to interpret, clarify and implement the above-referenced provisions through the adoption of these rules and regulations that rentals of any lot or dwelling unit (i) for purposes other than private single-family residential use or (ii) for a period of less than 30 days are prohibited by the Declarations.

NOW, THEREFORE, THE BOARD ADOPTS THE FOLLOWING RULES AND REGULATIONS:

1. Lots or residential dwelling units within Meadowlakes may be leased or rented subject to the occupancy restrictions contained within the Declarations, as amended hereby. Leasing or renting must be for private single-family residential purposes only as the term "single-family Use" is defined in Section 4.05 of the Declarations. Lots and dwelling units may be leased or rented only in their entirety; no fraction or portion of a lot or dwelling unit may be leased or rented separately.
2. All leases and rentals shall be in writing and shall be for an initial term of not less than 30 days. **Short-term leasing or renting, meaning leasing or renting for a term of less than 30 days, is prohibited. Advertising a lot or dwelling unit on websites or platforms that offer short-term rentals, such as VRBO, Airbnb, HomeAway, and the like, is not permitted.**
3. Every owner shall cause all occupants to comply with the Declarations and shall be responsible for all violations caused by such occupants, notwithstanding the fact that such occupants are fully liable and may be sanctioned for any such violation. All leases and uses of any Lot or dwelling unit shall also comply with all governmental laws, rules, ordinances and regulations.

Meadowlakes POA Minutes

July 13, 2021 Meeting

6pm at Totten Hall

Meeting called to order at 6:04 PM by President Steve Nash

Pledge of Allegiance led by Dottie Stueckroth

Present: Steve Nash, Dottie Stueckroth, Mike Shaw, Bill Raman, Steve Newton

Absent: Don Wheeler, Mike Ingalsbe (resigned)

Pursuant to Article VIII, Section 2 of the Bylaws, Bill Raman moved that Jennifer Virdell be appointed to complete Mike Ingalsbe's term on the Board. The motion was seconded by Dottie Stueckroth, and passed unanimously.

The proposed minutes for June 8, 2021 were unanimously approved.

Welcome Committee: Efforts are ongoing to try to meet with additional new families.

Member Comments:

- No formal member comments.

Board Reports:

Streets and Parks: Mike Shaw – The use of the swimming pool is active, but the POA purchased signage, umbrellas, a canopy, and other items associated with maintenance and operation of the pool. Currently, it appears that revenues may be exceeding the revenues projected in the budget, but that may be due to early purchases of season passes. A contract was signed for the marking/painting of the speed bumps, and that effort is scheduled to be performed. Efforts are continuing to address fence repair needs. The drainage issue with regard to Turkey Run was further discussed, and Steve Nash discussed a proposal that he had received for \$83,997.33 to do the work necessary to address the drainage issue. Steve Nash clarified that the proposal did not include the final asphalt work that would need to be done, and stated that the asphalt work would run another \$8,000. Because multiple copies of the proposal were not available at the meeting, Steve Nash undertook responsibility for distributing copies of the proposal by e-mail to the Board members. A copy of the proposal is attached to these minutes. Mike Shaw moved that, contingent upon there being no objections raised to the proposal within three days after distribution of the proposal to the POA Board members, the POA accept and move forward on the \$83,997.33 proposal and approve an additional \$8,000 for asphalt work. Steve Newton seconded the motion and it passed unanimously. No objections were raised within three days. Work is ongoing at Firestone Park. Mike Shaw will meet with Mayor Bentley and Johnny Thompson to discuss issues at Lakeside Park. Mike is also going to speak to the City Council regarding the Memorial Tree Project.

Treasurer: Dottie Stueckroth - The monthly report as of June 30, 2021, and a spread sheet showing the POA budget and performance as of June 2021(attached) were provided. Dottie provided comments/explanations relating to some of the numbers on the same. In response to a direct question, Dottie indicated that the net cost of the Memorial Day Picnic was \$3,877.70.

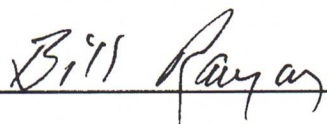
RV Storage: – Steve Newton – All but one of the users who decided to renew their use agreements have paid for the coming year and returned the requisite paperwork. While there are a limited number of uncovered spaces that may come open, it appears likely that there will be people who will sign use agreements for such spaces. There still exists a waiting list for covered spaces.

Gate Security: Don Wheeler – Not available to attend.

Events and Celebrations: Thanks to the extraordinary efforts of Steve Newton, Jennifer Virdell, Georgina Christy, and Florence Schulman, the Fourth of July Parade was a great success.

Motion to adjourn by Bill Raman. Second by Mike Shaw. Unanimous.

Steve Nash, President



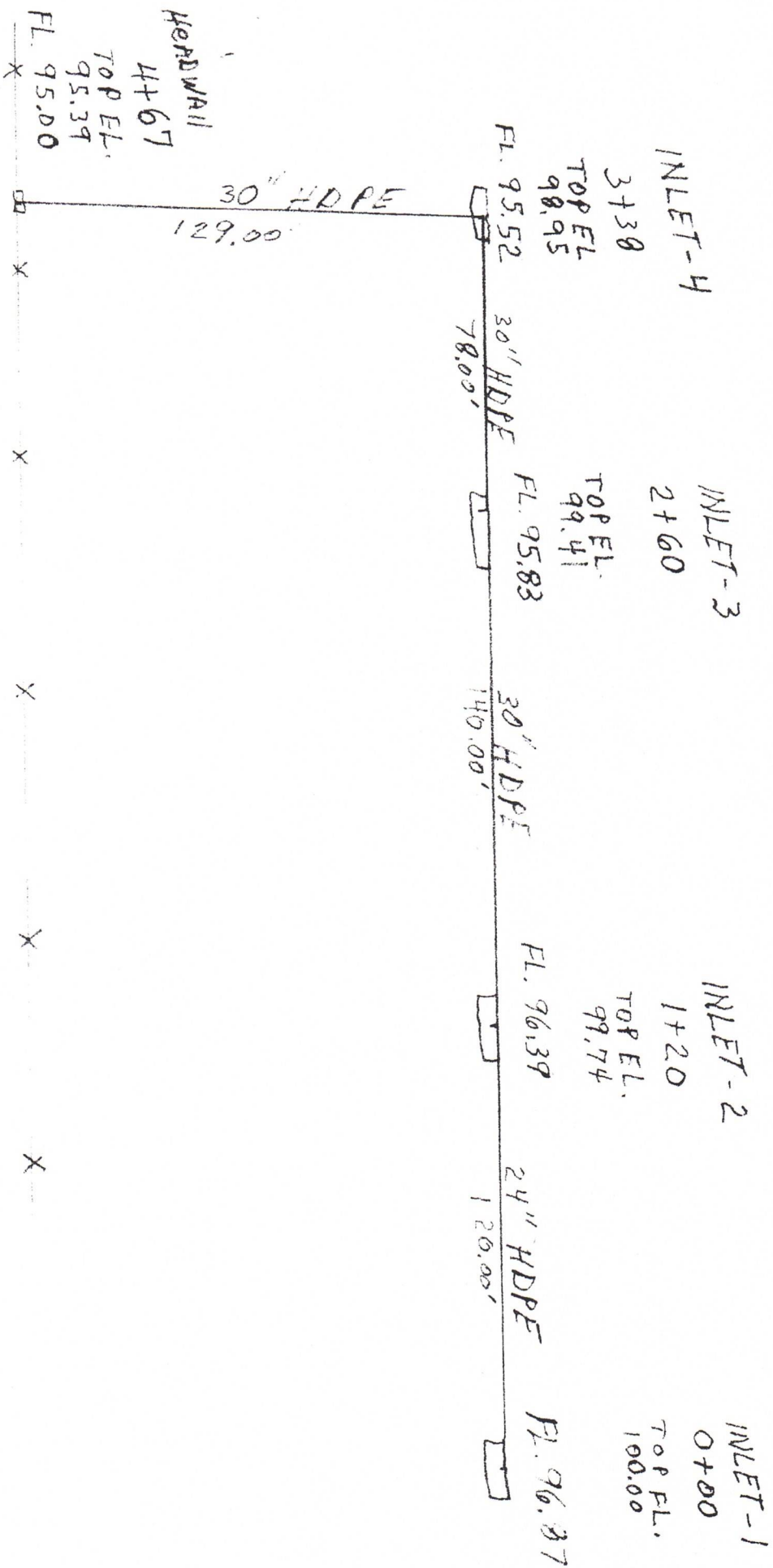
Bill Raman, Secretary

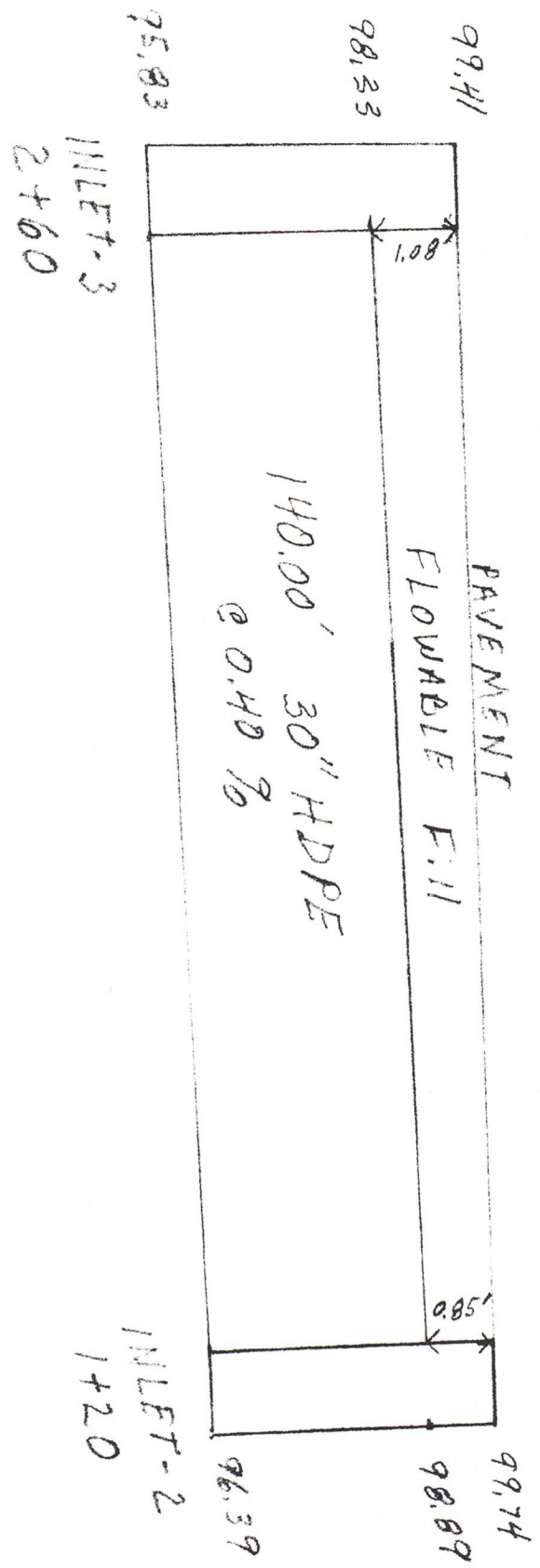
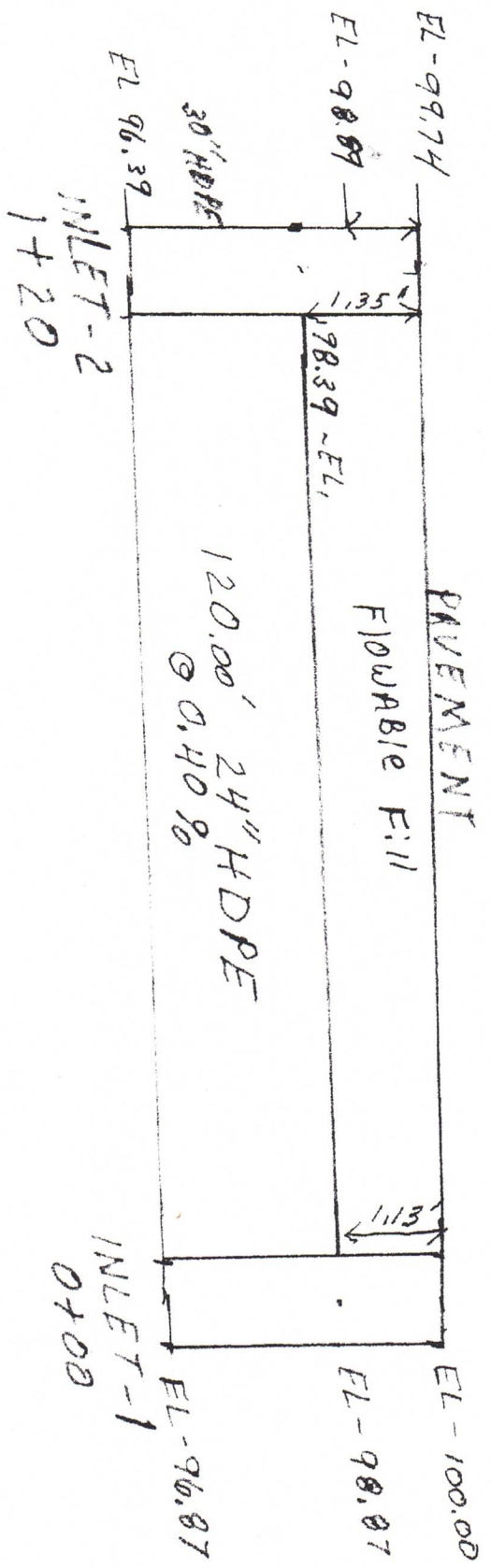
Those in Attendance:

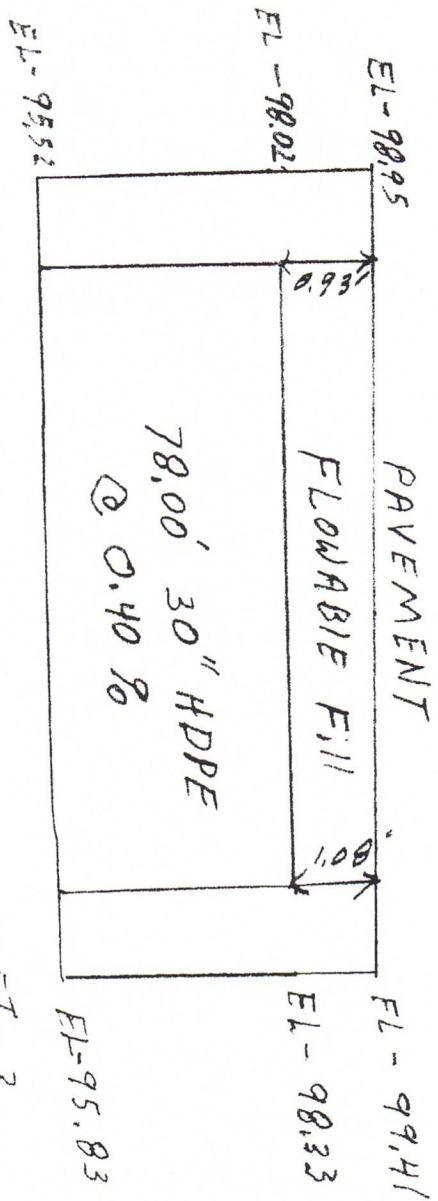
Florence Schulman

Georgina Christy

TURKEY RUN DRAINAGE

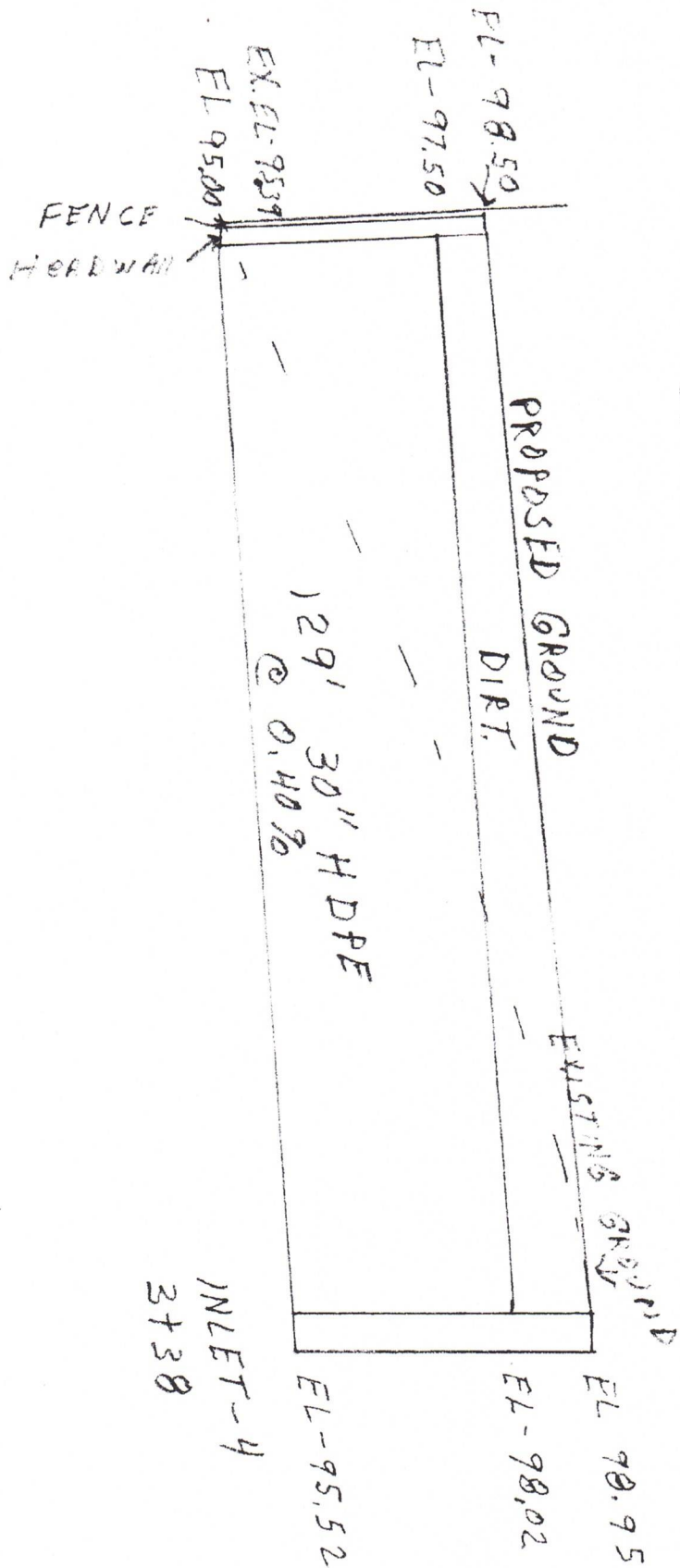






INLET-4
3+38

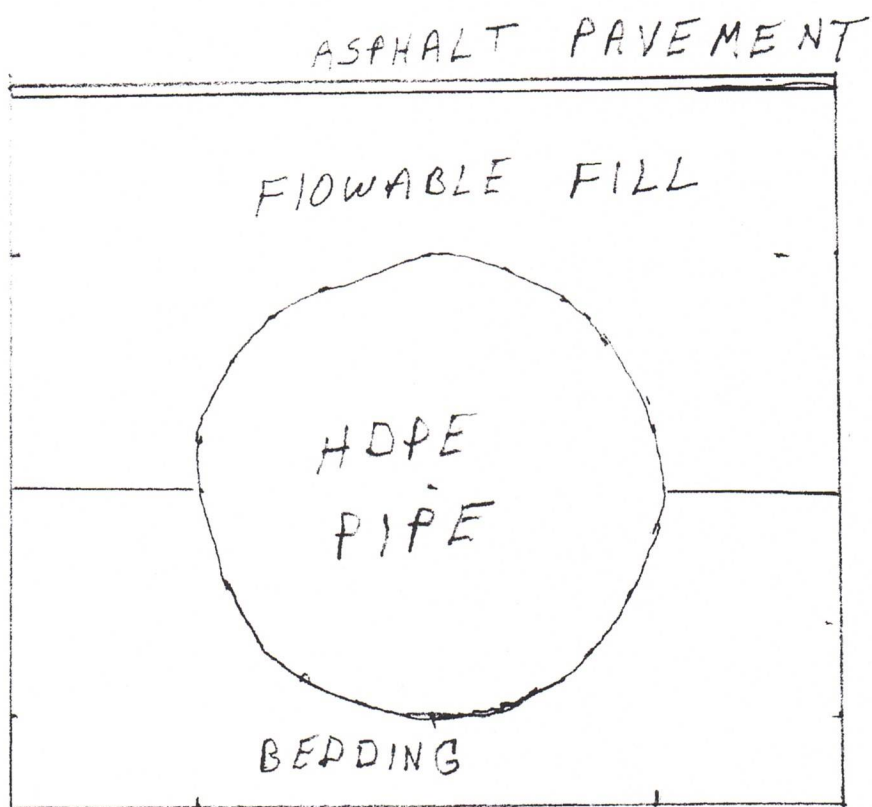
INLET-3
2+60



INLET-4
3+38

4+67

FENCE
HEADWALL



Gonzalez & Lindsey, LLC.

ESTIMATE

P.O. BOX 855
Burnet, TX 78611
512-715-8629
512-677-2444 Cell
Glconst@verizon.net

Date	Estimate #
6/21/2021	6644

Name / Address

Meadowlakes Property Owner's Ass., Inc.
Steven Nash
177 Broadmoor, Suite A
Meadowlakes, TX 78654

Project

Turkey Run Drainage

Item #	Description	Unit	Qty	Rate	Total
1	Move in & Out	EA	1	2,500.00	2,500.00
2	24" HDPE Drain Pipe	LF	120	66.92	8,030.40
3	24" 45° Bend HDPE Drain Pipe	EA	2	550.00	1,100.00
4	30" HDPE Drain Pipe	LF	347	83.19	28,866.93
5	30" 45° Bend HDPE Drain Pipe	EA	4	750.00	3,000.00
6	10' Curb Inlets	EA	4	4,250.00	17,000.00
7	Flowable Fill	CY	80	225.00	18,000.00
8	Headwall	EA	1	3,500.00	3,500.00
9	Dirt Fill	CY	200	10.00	2,000.00
10	Asphalt Paving *****NO Price ****	SF	1,432	0.00	0.00
Total					\$83,997.33

Accepted By: _____

Meadowlakes POA Monthly Report
As of June, 2021

	<u>Month</u>	<u>YTD</u>
Income	\$ 31,397	\$487,707
Expenses	\$ 33,787	\$387,176
Total Checking/Savings	\$ 456,022	
Park Improvement	\$ <u>-(21,300)</u>	
	\$ 434,722	

Income vs Expenses June (-\$2390.)

106.3% Budgeted Income Received	10 of 12 Mo
84.39% Budgeted Expenses Paid	10 of 12 Mo

Dottie Stueckroth
Treasurer
7/13/21 Meeting

Meadowlakes POA Monthly Report
As of June, 2021

	<u>Month</u>	<u>YTD</u>
Income	\$ 31,397	\$487,707
Expenses	\$ 33,787	\$387,176
Total Checking/Savings	\$ 456,022	
Park Improvement	\$-(21,300)	
	\$ 434,722	

Income vs Expenses June (-\$2390.)

106.3% Budgeted Income Received	10 of 12 Mo
84.39% Budgeted Expenses Paid	10 of 12 Mo

Dottie Stueckroth
Treasurer
7/13/21 Meeting