

## **Meadowlakes POA Minutes**

### **September 12, 2023 Meeting**

#### **6pm at Totten Hall**

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

Pledge of Allegiance led by Mike Shaw

Present: Steve Nash, Dottie Stueckroth, Mike Shaw, Kathy Nicholl

Absent: Steve Newton, Don Wheeler

The proposed minutes for August 8, 2023 were unanimously approved. (Motion by Mike Shaw; second by Kathy Nicholl)

#### Member Comments:

- Georgina Christy made comments and suggestions from the attached notes. In particular, she asked about the person who would be attending the “Question and Answer” session that was scheduled for immediately after the Annual Meeting. Ms. Christy was advised that the person was Frank Reilly, a local lawyer with experience in municipal matters. Ms. Christy suggested that a town hall meeting be held in the future to meet new POA candidates. Ms. Christy further suggested that the Board consider review and updating of the Covenants, Conditions, and Restrictions (“CCRs”) for Meadowlakes and consider the possibility of a long term lease relating to the swimming pool. Ms. Christy was thanked for her comments and suggestions.

#### Board Reports:

Streets and Parks: Mike Shaw – There is nothing to be reported with regard to streets or perimeter fences at this time. After the election (if re-elected), Mr. Shaw will begin driving the streets to determine what streets need attention in 2024.

A large pecan tree in the center of the parking lot at Lakeside Park appears to have died over the summer. If the anticipated rains in the next few weeks do not revive it, Mr. Shaw will look at options for its removal.

A summary of finances relating to the pool (attached) was briefly discussed. The pool will close on September 30. The Golf Pro Shop has agreed to check in swimmers for the month of September, thereby avoiding additional labor expenses. Activity at the pool has slowed significantly, but there are still some parties scheduled.

During the financial report provided by Ms. Stueckroth, Mr. Shaw commented that he would strive to spend less in 2024 than is allotted in the budget; but that the feasibility of that goal will depend heavily on the degree to which the heat of this last summer has affected the roads and parks.

**Treasurer:** Dottie Stueckroth – Comments were provided on the financial documents (attached). Ms. Stueckroth also reported on the revenues (dues payments) received to date and noted that if the POA is able to operate with the parameters provided in the approved budget, there could be a \$23,000 surplus at fiscal year end.

**RV Storage:** Steve Newton – Mr. Newton was unable to attend, but asked Steve Nash to inform the Board that there was nothing to report and that there presently were no issues or concerns.

**Gate Security:** Don Wheeler – Mr. Wheeler was unable to attend, but there were positive remarks by those present about the current gate guards.

**Events and Celebrations:** Kathy Nicholl – Ms. Nicholl reported that the next event will be the viewing of the partial eclipse that will occur on the day of and shortly after the Annual Meeting. The POA has acquired protective glasses for viewing the eclipse that will be handed out following the Annual Meeting for those wishing to stay and participate in the viewing of the partial eclipse.

Ms. Nicholl further noted that Meadowlakes is directly in the path for the viewing of a total eclipse that will occur on April 8, 2024. She noted that this is a major event for which people will be coming to the Marble Falls area from around the United States and, perhaps, the world. All hotels and resorts are apparently already sold out. Ms. Nicholl suggested that all stock up on food and supplies for the time around the eclipse. If feasible, the POA may again coordinate an event to facilitate viewing of the eclipse.

Weather permitting, on October 21, there will be a family movie shown at Lakeside Park on an inflatable screen. It is presently anticipated that the movie will be "Transylvania."

### **New Business:**

A new law has been passed that requires a POA to follow certain notice procedures before filing liens. The POA will follow up with revising or adopting procedures consistent with the new law. It appears that the procedure currently used by the POA is substantially consistent with the spirit of the new law. Mike Shaw will contact the attorney for the POA to determine if further action is warranted.

### **Old Business:**

Steve Nash will pursue a previously-discussed quitclaim assignment to the city of certain parcels of land that appears to be advantageous to both parties for tax and other reasons.

**COMMENTS FOR THE POA MEETING 9/12/2023**

**ANNUAL MEETING 10/14/2023:**

- 1) Who is the person you have requested to attend for a Q & A on the up coming BOND vote; What are his qualifications?
- 2) Why not have a TOWN HALL for this. All residents will have an opportunity to vote not only Property Owners.
- 3) Appreciate having the candidates in attendance last Tuesday.  
It would have been nice to arrange for a TOWN HALL MEETING to introduce them. It always amazes me that we never see the new candidates at the POA monthly meeting.
- 4) Will the Directors consider reviewing the current C C & R s to update the verbiage which is outdated. (expt still refers to the Meadowlakes Country Club). Believe this can be done without a percentage vote from the Property Owners.
- 5) Has the P O A Directors consider having a discussion with the City to enter into a long term lease for the Pool. This would guarantee its use only by the Property Owners and their guest.

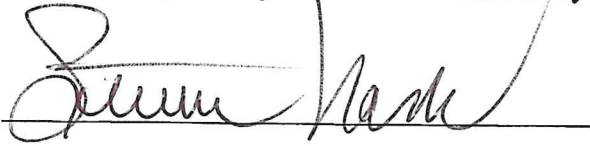
**Georgina Christy  
436 St. Andrews**

## RECAP

[illegible]



Motion to adjourn by Mike Shaw. Second by Kathy Nicholl. Unanimous.

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

**Steve Nash, President**

A handwritten signature in blue ink, appearing to read "Dottie Stueckroth", written over a horizontal line.

**Dottie Stueckroth**

**Those in Attendance:**

Florence Schulman

Georgina Christy

Lillian and Richard Creasy

Jay Watson

Rex Printz

Bill Raman