

Minutes
April 2018 Workshop and Executive Meetings
Board of Directors, Meadowlakes Property Owners' Association

Workshop, 4/2/18:

The meeting was called to order at 6:00 p.m. by President Joe Summers.

Board members Gerry Mason, Joy Marcou, Mel Hazlewood, Joe Summers, Jerrial Wafer and Richard Salinas were present. Steve Newton was absent. Thirteen residents also were present.

Mel Hazlewood presented minutes of the March 2018 workshop and executive meeting for review before final consideration at the April 10 executive meeting.

Scheduled Business:

Joe Summers reported that 7 names had been submitted for the new park.

Joe Summers asked that POA consideration of approved curb cut methods be put on the regular meeting agenda for April 10, 2018.

City Manager, Mayor, POA President Meeting:

Joe Summers reported on the meeting, which included discussion of various matters such as the possible addition of a gazebo near the golf course swimming pool and county and city cooperation on adding and improving golf cart paths at the golf course. Joe also commented on the reasons that the city assumed management and ownership of the golf course, particularly the ability to use Meadowlakes' recycled water for irrigation.

Citizen Comments:

Jim Woods presented an idea for adding a gazebo near the golf course swimming pool. Jim said that the gazebo could be used for weddings, golf course events and other expected. He also distributed a photograph of the proposed gazebo and an estimate of expected costs for the gazebo.

The board and residents who were present discussed the proposal and the possibility of the POA splitting costs with the city for the gazebo.

Member reports:

Joy Marcou presented the treasurer's report and distributed a budget analysis of expenditures as of March 31, 2018.

She noted that some storage facility fees were still in arrears and that a letter would be sent out to those who had not yet paid their fees.

Jerrial Wafer presented the security gate report and said that there were no new issues to report.

Richard Salinas gave the celebration and events report. He said that the Easter egg hunt was successful and that he had begun planning for the Memorial Day event. The board and some residents present discussed costs of the barbecue for that event and which restaurants should be contacted for bids.

Gerry Mason gave the maintenance report and updated the board on the street work on Turkey Run.

There were no citizen comments.

The board decided to include consideration of the gazebo and approval of curb cut methods on the April 10 regular meeting agenda.

Richard Salinas will give the prayer and Gerry Mason will lead the pledge.

Joy Marcou moved to adjourn. Gerry Mason seconded. The motion was unanimously approved.

Executive Meeting, 4/10/18:

President Joe Summers called the meeting to order at 6:00 pm.

Richard Salinas offered a prayer and Gerry Mason led the pledge of allegiance.

Six members were present: Joe Summers, Mel Hazlewood, Joy Marcou, Gerry Mason, Richard Salinas and Steve Newton. Jerrial Wafer was absent.

Mel Hazlewood presented revised minutes of the March 2018 meetings that incorporated a correction requested by Joe Summers. Gerry Mason moved approval. Joy Marcou seconded. The minutes were approved unanimously.

Joy Marcou gave the Treasurer's report and presented cash management and budget analyses for the period through the end of March 2018.

She also noted that she had mailed letters to those in arrears on storage facility fees to either pay in full or request a payment plan.

The board then discussed issues relating to placing liens on property to collect fee arrearages.

Jerrial Wafer noted as present.

Member Reports:

Steve Newton gave the storage facility report. He said most spaces have been rented and that he is contacting those on the waiting list to fill remaining spaces.

Jerrial Wafer gave the security report. He said 38 new parking decals had been issued in March.

The board also discussed the pay increase for security guards.

Richard Salinas gave the report on celebrations and special events. He provided information on the bids submitted for barbecue at the Memorial Day event. He will accept the bid from Dickey's Barbecue for \$10.50 per plate.

Gerry Mason gave the maintenance report. His report focused on the Turkey Run street improvement project.

The board also discussed the adoption of a new three-year plan for road maintenance and other expenditures.

Old Business:

Jim Woods gave a presentation on the proposal that the POA share costs with the city on the costs of a gazebo to be installed near the golf course swimming pool.

Joe Summers recognized each board member in turn to state their opinion on the proposal.

Joy Marcou moved that the proposal be adopted, subject to an amount not to exceed \$1650.00. Richard Salinas second the motion.

Mel Hazlewood, Gerry Mason, Jerrial Wafer and Steve Newton voted no. Joe Summers, Joy Marcou and Richard Salinas voted yes. The motion was defeated 4-3.

Jerrial Wafer made a motion to approved certain curb cut methods. Joy Macou seconded. The motion was unanimously adopted.

New Business:

There was no new business.

Citizen Comments:

At least three citizens voiced concerns about Security Gate procedures for letting non-residents enter the gate. The main concern was about this occurring after dark.

In connection with this, a specific concern was voiced about a truck being present in the city after 10 p.m. one night and shining a light toward residential properties.

Another concern was voiced about what would occur if a person convicted of sexual molestation was a resident in the city.

A suggestion was made that the POA adopt different colored parking stickers to distinguish between owners and renters.

A general discussion followed about security measures within the city and which law enforcement agency to call in case of emergency. The county sheriff and the constable will respond to calls. The city has a contract with the county sheriff to provide law enforcement.

Agenda Items for May 2018:

The board approved two items:

1. improving communication and cooperation with City Council; and,
2. update on naming new park.

The workshop will be on April 30, 2108 and the executive meeting on May 8, 2018.

Both meetings will begin at 6 p.m. at city offices.

Gerry Mason moved adjournment. Joy Marcou seconded. The motion was approved by unanimous vote of those present.

Joe Summers, President

Mel Hazlewood, Secretary