

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

**Workshop April 3, 2017**

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**Executive Meeting April 11, 2017**

**Workshop:**

The workshop meeting was convened at 6:01 PM on 3 April by President Joe Summers. Six members of the Board were present to establish a quorum. Those members present were Joe Summers, Amy Reeves, Joy Marcou, Gerry Mason, Len Fate, and Jim Woods. Jerrial Wafer was absent. Jerrial arrived at 6:24. There were 9 residents/visitors in attendance, with 8 signing in.

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

Joe initiated the discussion of business items with the Board's plans to host a forum for the property owners and residents to meet the candidates running for Meadowlakes City Council vacancies. Joe explained that the forum would be in the main serving area of the Hidden Falls restaurant at 10:00 AM on Saturday 8 April. Amy reported that she had worked with the restaurant staff to arrange seating placement and refreshments. Joe outlined that he would offer an introduction to the forum and provided guidelines for conduct of the candidates comments and a short question and answer session.

Joe mentioned that the other area of business for consideration is a request by a resident to locate the external unit of an air conditioning unit on POA property at 12 Fairway. The home is new construction and placement of the exterior unit on other than POA property would be very close to neighbor's living area and next to the patio of the new home which is not desirable. Joe explained that prior POA Board's have approved placement of air conditioning units for residences at 13 and 14 Fairway on POA property, thus permitting encroachment and establishing a precedence. Joy commented on the precedence of prior approvals, and stated that it should be clear that the encroachment did not convey ownership to the POA property. Joe agreed and stated that he felt the Board should review the request and the prior encroachment approvals and vote on the request at the next executive meeting.

Joe summarized the issues discussed with the Mayor and City Manager in their monthly meeting:

1. Joe described the City's effort to extend irrigation using reclaimed water to the driving range.
2. The golf course irrigation requirements will also be aided by an agreement with the City of Marble Falls for Meadowlakes to accept reclaimed water from Marble Falls for use on the golf course and driving range. This should reduce the City's use of LCRA fresh water for course irrigation, reduce the City's water input costs, and be ecologically responsible.
3. Joe related that the City had completed the new spillway on 16<sup>th</sup> Fairway to help remove storm water from the course.
4. Part of the new sign for the Hidden Falls complex has been erected and the metal signage should be placed within the week.
5. The City of Meadowlakes recently completed its independent audit and received a report with no issues.

6. The golf course and restaurant complex reported profitable operations for the preceding monthly.

Joe asked the directors to review the happenings in their areas.

Joy reviewed the budget and cash positions of the Association through March business. She asked if a firm cost has been determined for the fence upgrade on Dogleg. Discussion was that no firm cost is yet known. The Board in its prior meeting had approved interim funding to start the acquisition of materials for the fence, but the approved funding will not be exceeded without Board approval if additional funds are needed.

Amy stated that there is one vacancy currently. And, she was recently contacted by a new commercial storage area, requesting referrals of persons wanting storage space, if we could not accommodate their requirements. Amy reported that the security cameras in the RV storage area remain out of service. She has contacted the City requesting service support.

Len reported that he had spent 1-2 hours with each guard to discuss any issues that he or they had. He is stressing sanitation of the refurbished guard building. All of the new equipment is working well.

Jerral commented that the building committee has been very active with both new construction and remodel requests. And, during the prior month, the Welcoming Committee welcomed 16 new residents. Amy commented for the Recreation Committee that the port-o-let at Dollar Park was intended as a temporary measure, and the port-o-let should be removed from the park. Gerry said that he had talked to the City and requested removal following the Easter egg hunt in the park later in the month.

Gerry stated that streets remain in good condition. New signage for Lakeside Park is in progress, and one the signage is complete, a new iron railing will be installed along the ramp to improve safety.

Joe asked if any citizens cared to comment on areas of discussion. A resident near the Dollar Park spoke, relating his concerns that the proposed restroom will be an eyesore and an uncontrolled gathering place for youths that were not intended to be present at a children's park.

Joe asked for Directors to lead the pledge and prayer at the monthly meeting. Jim will lead the prayer, and Gerry will lead the pledge.

Joe outlined the encroachment topic for the monthly meetings, and asked if there were any additional comments from the Directors or the audience. Hearing none, he asked for a motion to adjourn. Joy motioned for adjournment and Gerry seconded, with unanimous approval. The meeting adjourned at 7:55.

#### **Executive Meeting:**

The Executive meeting was convened at 6:05 PM on 11 April 2017 by President Joe Summers, after delaying a few minutes for late arrivals. Joe performed roll call of members present. All members were present for a quorum. Members present were Joe Summers, James Woods, Joy

Marcou, Len Fate, Gerry Mason, Jerrial Wafer, and Amy Reeves. There were 15 resident and visitors in the audience; and all signed in.

The prayer and pledge were given.

The March 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.

Joy discussed the status of budget execution at 58% through the fiscal year. She considered performance on target, with the known street projects that are underway. She stated that our estimated cash position at end of fiscal year is \$253 thousand, and our balance in the Park Fund at this time is \$35 thousand. She reported that she will be out of town for the May meetings, but she will furnish Jim with funding reports for the executive meeting.

Amy reported that two additional spaces are becoming available, and will be filled from the roster of those waiting for spaces. There are currently 28 residents on waiting lists. Also, she is trying to resolve one eviction of a non-property owner, and hopes to resolve the issue amicably.

Len reported that operations at the security gate were busy but going well.

Jerrial reported that the building committee had little activity during the month. And, the Easter egg hunt is scheduled in Dollar park for 18 April. Jerrial asked Sherri Staley to come forward and recognized the valuable work that she has contributed to the Association and the community.

Gerry related the ongoing work at Lakeside Park. The new retaining wall is up; the base stones for the new signage are in place; and landscaping of the area is continuing. Once the sign is complete, a new metal fence will be installed along the ramp to improve safety. Sealing of cracks in the streets is ongoing, and the City will begin striping of Meadowlakes Drive, Firestone, and Preston Trail in the next few weeks.

#### Old Business

None.

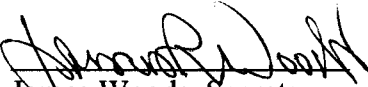
#### New Business

1. Joe discussed the request by a resident to place an external air conditioning unit on POA property. The new residence is being built on a zero-lot-line plat at 12 Fairway Drive. Joe explained the problems with situating the unit other than on the POA property, and he identified prior approvals by prior Boards for resident to encroach on POA property for placement of air conditioning units at 13 and 14 Fairway. Joe stated that any approval by the Board would not constitute any transfer of ownership of the property, merely that the Association would not object to the encroachment. Joe asked for a motion on the request. Joy motioned to approve the requested encroachment, and Len seconded. Approval was unanimous.

Joe asked if there were any citizen's comments, and the Mayor thanked the Board for hosting the City Council candidate forum on 8 April. Another attendee raised issue with the proposed restroom facility at Dollar Park and commented that there is much concern that that the POA and the City cannot control the use of the facility.

Joe thanked all who spoke and asked if there were any other comments. Hearing none, he asked for a motion to adjourn. Joy motioned for adjournment and Jim seconded the motion. The motion passed unanimously. Joe announced the next workshop is planned for 6:00 PM on 1 May 2017 and the next executive meeting is at 6:00 PM on 9 May. The meeting was adjourned at 6:45 PM.

  
Joe Summers, President

  
James Woods, Secretary