

**August 2018 Minutes
Workshop, Regular and Called Meetings
Board of Directors, Meadowlakes Property Owners' Association**

Workshop, August 6, 2018:

The meeting was called to order at 6:00pm by President Joe Summers

Board members Joe Summers, Richard Salinas, Jerril Wafer, Steve Newton and Joy Marcou were present. Gerry Mason was absent.

Mel Hazlewood distributed the minutes for the July 2018 meetings, to be considered at the August 14 regular meeting.

Scheduled Business:

The Board went into executive session at 6:05 p.m. with its attorney, Anne Little, to discuss possible litigation with the City of Meadowlakes over the POA lease of the recreational vehicle storage facility.

The board reconvened for the workshop at 7:25 p.m.

Joe Summers summarized the letter to POA from the city attorney asserting that the POA had breached the above-mentioned lease.

Joe Summers said that there had been little action on the Building Review Committee.

Mel Hazlewood reported on possible nominations for the October 13 board elections. At present, the nominees are: Gerry Mason, Joy Marcou, Steve Newton, Alison Soliz, Jennifer Virdell and Karla Stephens.

The board discussed the status of the budget proposal for FY 2019.

The board deferred discussion of the drainage project until the August 14 regular meeting.

Meeting with City Manager and Mayor:

Joe Summers reported that the meeting was not held.

Member reports:

Treasurer's Report: Joy distributed and explained the cash and budget analysis for the period ending July 31, 20189.

Storage Facilities: Steve reported that the restriping project was almost complete.

Security Gate: Jerrial said there was nothing new to report.

Celebrations: Richard said the next social function would be a Ladies' Night Out.

Maintenance: There was no report.

Citizens Comments:

There were no citizen comments.

August 14 Agenda:

The board decided to include the following agenda items at the August 14, 2018 monthly meeting:

1. Discussion of the City of Meadowlakes asserting breach of lease agreement against the POA (the Board may recess into executive session to discuss this item);
2. Update on restructuring Building Review Committee;
3. Report on October 13 annual meeting and board elections;
4. Discussion of FY 2019 budget;
5. Discussion of history and plans for addressing drainage issues; and
6. Update on end of FY 2018 mailing to members on fees and annual meeting.

Mel Hazlewood will deliver the prayer and Steven Newton will lead the pledge.

Called Special Meeting, August 6, 8:20 p.m.:

Joe Summers called the special meeting to order at 8:20 p.m.

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

The board discussed the POA labor contract with the City of Meadowlakes.

Mel Hazlewood made a motion to pay the City \$150,000 for the period beginning October 1, 2018 and ending September 30, 2019; that the payments be made in equal monthly installments; that the right to cancel clause be removed; and, that the contract could be extended for up to six months by agreement of the parties.

Steve Newton seconded the motion.

Steve, Mel, Joy, Richard and Joe voted aye.

Jerrial voted no.

The motion carried, 5-1.

Joy Marcou moved that the board adjourn.

Mel Hazlewood seconded.

The motion carried unanimously.

August 14 Monthly Meeting:

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

Mel Hazlewood offered a prayer and Steve Newton led the pledge of allegiance.

Members present: Joe Summers, Mel Hazlewood, Steve Newton and Jerrial Wafer.

Members absent: Gerry Mason, Joy Marcou, and Richard Salinas.

Mel Hazlewood presented minutes of the July 2018 meetings.

Jerrial Wafer moved that the minutes, as modified, be adopted. Steve Newton seconded. The motion passed, 4-0.

There was no Treasurer's Report.

Member Reports:

Storage Facility: Steve said the striping project was complete and noted that it has 91 total spaces available for residents.

Security: Jerrial said he had nothing new to report.

Joe Summers raised an issue about a phone call he had from a resident concerning entry of teenagers through the gate sometime during the prior weekend.

Celebrations: Richard was absent. The Welcoming Committee reported that it had made 78-79 home visits during the last year and that only two or three homes were left to visit.

Maintenance: Gerry was absent.

Old Business:

Joe Summers summarized the status of the legal dispute between the POA board and the City of Meadowlakes over the recreational vehicle storage facility.

Joe Summers gave an update on the status of the review of the Building Review Committee.

Mel Hazlewood reported that the Annual Meeting would be on October 13, 2018 at 10 a.m. at the Meadowlakes Restaurant. He said meeting notices would be sent out with the fee billing by end of the month.

Mel Hazlewood moved adoption of the proposed FY 2019 budget as distributed at the meeting.

Steve Newton seconded.

The motion passed unanimously.

Discussion of the drainage issue was postponed.

New Business:

There was no new business.

Citizen Comments:

There were no citizen comments.

Agenda for September 4 workshop:

1. Update on lease dispute;
2. Update on review of Building Review Committee;
3. Update on POA mailing on fees and annual meeting; and
4. Presentation and discussion on history of drainage issues and plans to address them.

Steve Newton moved that board adjourn.

Jerrial Wafer seconded.

The motion was adopted unanimously.

Joe Summers, President

Mel Hazlewood, Secretary