

**January 2019 Minutes
Workshop and Monthly Meeting
Board of Directors, Meadowlakes Property Owners' Association**

Workshop, January 7, 2019: The workshop was called to order at 6:00 pm by President Joe Summers.

Roll Call: Members present: Joe Summers, Karla Stephen, Jennifer Virdell, Jerrial Wafer, Steve Newton and Mel Hazlewood. Absent: Richard Salinas.

Twelve POA members were also present.

Minutes: Mel Hazlewood distributed a draft of the December 2018 Minutes to be considered for adoption at the next regular meeting.

Scheduled Business:

1. City charges for labor pursuant to POA-City contract: Joe Summers said the Mayor and City Manager have suggested a joint POA-City Council task force to consider the issue. He would like the task force suggestion to be considered at the next regular meeting. If it is adopted, he said the POA appointees will be himself and Mel Hazlewood.

A discussion ensued about the distinction between this joint task force and the POA subcommittee adopted at last month's meeting. The basic difference is that the joint task force is aimed at determining the costs incurred by the city while the latter is aimed primarily at determining the availability and costs of outside contractors.

2. Communications between POA board and members: Steve Newton said the group has started a Facebook page. He also talked about a media communications business "Constant Contact" and distributed some written information pertaining to this group.

3. Drainage issues: Jim Woods made a presentation on the current issues with a particular focus on drainage through the Broadmoor culvert and possible work that can be done to improve the rate of flow through the culvert.

4. Flood damages: Jennifer Virdell distributed a document that is in the file. The document provided alternatives for contractors to repair fences. It is also included a section on the Broadmoor/2d Fairway work which is to begin when the ground hardens a bit.

6. Proposals of Coalition of Concerned Citizens: Sherri Staley made a presentation on the proposals and noted that a meeting on each would be held on Friday, January 11 at 10 a.m. Mel Hazlewood and Richard Salinas will represent the POA at the meeting.

Meeting of Board president with Mayor and City Manager: Joe Summers noted six items that they discussed:

1. Lake Marble Falls will be drawn down in order for property owners to assess flood damages.
2. The City of Marble Falls is considering building a bridge over Avenue N where Backbone Creeks passes under it and has asked that the City of Meadowlakes help with the costs.
3. Labor costs paid by the POA to the City.
4. The City purchasing the lot at Firestone Drive and Firestone Place.
5. The length of time Joy Marcou would need to access POA records.
6. Income at the restaurant and golf course.

Member reports:

1. **Treasurer:** Karla distributed the monthly financial report.
2. **Storage Facility:** Steve said that the fees were coming in and that late notices would be sent later this month to those who have not paid. He noted that two smaller places were available and that he had received 63 renewals to date.
3. **Security Gate:** Jerrial reported that the vacation time was over and that Harvey was back. He also said that there were some issues with contractors wanting access on Sundays to do home construction.
4. **Events and Celebrations:** Richard was absent but Sherri Staley presented reports on the Christmas decoration contest and the John Arthur

Martinez event. Richard sent an earlier email wanting the minutes to reflect his deep gratitude to Sherri for the work she has done.

Florence Shulman reported that she and Georgina had visited 30 homes of new residents since September, that these had 28 children and that they have 9 homes left to visit.

5. Parks and Maintenance: Jennifer had nothing to add to what she had presented earlier.

Citizen Comments: Georgina Christy addressed the issue of fireworks in the city and possibility of posting a sign that they are not allowed.

Agenda for Next Meeting: The following items were set for the regular monthly meeting agenda:

1. Discussion of appointing a committee to study and report to the Board on POA payments to the City for labor;
2. Board member and POA member communications;
3. Discussion of drainage issues; and,
4. Update on repairs or replacement of POA property damaged or destroyed by recent flood.

Adjournment: Jennifer Virdell made a motion to adjourn. Steve Newton seconded. Motion was adopted unanimously.

January 16, 2019 Regular Monthly Meeting: President Joe Summers called the meeting to order at 6:00 p.m.

Mel Hazlewood offered a prayer and Joe Summers led the Pledge of Allegiance.

Roll Call: Members present: Joe Summers, Mel Hazlewood, Steve Newton, Jennifer Virdell and Jerrial Wafer. Richard Salinas and Karla Stephens were absent.

Minutes: Mel Hazlewood presented minutes of the November 2018 workshop and monthly meeting. Jennifer Virdell made a motion to adopt the minutes as

presented. Steve Newton seconded the motion. The motion was adopted by a vote of 5-0.

Board Member Reports:

1. **Treasurer**—no report.

2. **Parks and Maintenance:** Jennifer Virdell said that the City had decided not to bid on the project. Jennifer made a motion to accept the Crownover bid as presented at the workshop. Mel Hazlewood seconded the motion. Following clarification of the bid, the vote was called and the motion passed by unanimous vote of those present, 5-0.

Jennifer said that the park cleanup was continuing and that the concrete around the boat ramp might also need to be replaced.

She also said the drainage committee would meet within the next couple of weeks and that work on the drainage on the Broadmoor side of the 2nd Fairway had not begun.

3. **Recreational Storage Facility:** Steve Newton reported 75 spaces had been renewed to date; that reminders would be sent to those who had not acted sometime later in the month; and, that late payment letters would be sent to those who had not sent payment in by January 27, 2019.

He also said that only 1 person has not renewed their space; that 10 sign plaques had been ordered for the large RV spots; and, that three spots were still available for rent.

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

5. **Events and Celebrations:** The Welcoming Committee had nothing new to report. Sherri Staley said that she would meet soon with the manager of the Meadowlakes Restaurant to set dates for planned events. She also reiterated the need for an accurate email list of all interested residents. The city has such a list.

Old Business:

1. Costs of labor pursuant to City-POA contract: Joe Summers said that he would like a committee to work on the cost issue. He recommended that Angel Garrett and Joy Marcou work on administrative costs and that Jennifer Virdell and Steve Newton work on mowing costs. He also recommended that he and Mel Hazlewood would be the POA representatives to the joint City-POA group. Mel Hazlewood made a motion to accept Joe's recommendation. Steve Newton seconded. The motion was adopted unanimously by those present, 5-0.

2. POA Board and Member communications: Steve Newton discussed the Constant Contact email service and noted that the service would be useful in communicating with the RV space renters. There was added discussion about the need to obtain the city email list. He closed by saying the Facebook page suggestion was still being discussed.

3. Drainage issues. A meeting is being arranged with an engineer and City personnel.

4. POA property damage: No issues to report other than those already discussed at the meeting.

New Business:

The board discussed work to be done at Dollar Park that had been approved in 2018 but had not yet been done.

Citizen Comments: None.

Agenda for February 4, 2019 workshop:

1. Appointment of committee to study and make findings and recommendations about the labor costs the POA pays to the City of Meadowlakes;
2. Update on initiatives to improve Board and POA member communications;
3. Update on drainage issues;
4. Update on repairing POA property damaged by flood; and,
5. Discussion of proposals of Coalition of Concerned Citizens.

Adjournment: Mel Hazlewood made a motion to adjourn. Jennifer Virdell seconded. The motion was adopted, 5-0.

Joe Summers, President

Mel Hazlewood, Secretary