

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

Workshop, July 2, 2018:

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

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

Mel Hazlewood distributed the minutes for the June 2018 meetings, to be considered at the July 10 regular meeting.

Scheduled Business:

Discussions of the labor contract between the City and POA and the lease agreement for the RV storage facility were deferred until the end of the meeting.

Joe Summers said that work on restructuring the Building Review Committee was ongoing and that he had instructed the POA attorney to include retention of POA enforcement rights if the POA decides to delegate any of its authority to the Building Review Committee.

Mel Hazlewood reported on possible nominations for the October 13 board elections.

The board discussed the process of raising owner fees.

The board deferred discussion of the drainage project until the July 10 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 column breakdowns for the proposed FY 2019 budget. She also distributed and discussed the income analysis through June 30, 2018.

Storage Facilities: Steve reported that supplies for the restriping project had been ordered and that there are two empty spaces for rent. He is also going to check into an issue concerning a member using a space to store a commercial vehicle.

Jerrial Wafer noted as present.

Security Gate: Jerrial reported a number of new residents are moving in and a larger number of parking stickers being requested for various reasons.

Celebrations: Richard reported on preparations for the July 4 celebration, including the parade and various activities at Lakeside Park, the restaurant and the clubhouse area.

Maintenance: Gerry reported that work on The Park at Firestone may begin in July.

Citizens Comments:

There were no citizen comments.

July 10 Agenda:

The board decided to include the following agenda items at the July 10, 2018 monthly meeting:

1. Discussion of labor contract with City of Meadowlakes (the Board may recess into executive session to discuss this item);
2. 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);
3. Update on restructuring of Building Review Committee;
4. Update on nominees to the POA board for the October 11 annual meeting;
5. Discussion of FY 2019 budget; and,

6. Discussion of status of drainage plan for flooding abatement.

Gerry Mason will deliver the prayer and Joy Marcou will lead the pledge.

The board then adjourned to an executive session, where it discussed ongoing contract negotiations concerning the POA-City of Meadowlakes labor contract.

At the conclusion of the Executive Session, the board reconvened and adjourned by acclamation.

July 10 Monthly Meeting:

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

Gerry Mason offered a prayer and Joy Marcou led the pledge of allegiance.

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

Mel Hazlewood presented minutes of the May 2018 meetings, as corrected by suggestions received prior to the meeting.

Jerrial Wafer moved that the minutes, as modified, be adopted. Joy Marcou seconded. The motion passed, 6-0.

Joy Marcou presented the Treasurer's Report. She reviewed the monthly cash and budget analyses, including projected income at the end of FY 2018.

Member Reports:

Storage Facility: Steve said the striping project was on hold pending resolution of the lease dispute.

Security: Jerrial reported that 55 parking stickers were issued in June..

Celebrations: Richard was absent.

Maintenance: Gerry reported that streets and parks are in good shape.

Old Business:

The board adjourned to executive session.

It first discussed with its attorney, Anne Little, the possibility of litigation with the City of Meadowlakes over the lease agreement for the recreational storage facility.

It remained in executive session to discuss contract negotiations with the City of Meadowlakes over the labor contract.

The board returned from executive session.

Joy Marcou moved that the board authorize its attorney to draft a letter to the City concerning its assertion that the POA had violated the lease agreement for the storage facility. Mel Hazlewood seconded. The motion was adopted, 6-0.

Mel Hazlewood discussed the work of the Nominating Committee in selecting nominees for the POA board elections at the annual meeting.

Joy Marcou presented a draft of the proposed FY 2019 budget. The board discussed the financial impact of the ongoing issues with the City of Meadowlakes.

The board agreed to defer discussion of the drainage issue to its August meetings.

New Business:

There was no new business.

Citizen Comments:

There were no citizen comments.

Next meeting:

The board agreed to hold a called meeting on July 24 at 6 p.m. at the City Hall to discuss the contract negotiation and legal issues with the City of Meadowlakes.

Joy Marcou moved adjournment. Gerry Mason seconded. The motion passed 6-0.

July 24 Called Meeting:

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

Joy Marcou offered the prayer and Joe Summers led the pledge of allegiance.

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

Old Business:

Joe gave a report of the City Council meeting on July 24, 2018. Jim Woods made a motion the City present the POA a 1 year, \$150,000 services contract. There was no second therefore the motion died.

The Board broke into Executive Session at 6:15 p.m. to discuss the service contract with the City of Meadowlakes

The Board reconvened into open session. Joe Summers called the meeting back to order at 7:30 p.m.

Joy Marcou requested the Board schedule another special meeting for either Saturday July 28, 2018 or Monday July 30, 2019 to further discuss the Board's options/actions regarding the service contract with the City. Joy will coordinate with all the Board members to determine the best date and post the required notice.

Citizen Comments:

There were no citizen comments.

Gerry Mason moved adjournment. Steve Newton seconded. The motion was approved by unanimous vote. The meeting was adjourned at 7:40 p.m.

July 28 Called Meeting:

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

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

Old Business:

The Board broke into Executive Session at 6:10 p.m. to discuss the service contract and the RV Storage lease with the City of Meadowlakes

The Board reconvened into open session. Joe Summers called the meeting back to order at 7:30 p.m.

Joy Marcou made a motion the if the City Council does not vote to present the POA with a new service contract on July 31, 2018, the POA will submit a letter to the City requesting a 1-year contract for \$169,708. The motion was seconded by Jerrial Wafer. The motion was approved by a vote of 4 to 2, with Gerry Mason and Steve Newton voting against.

No actions were taken regarding the RV Storage lease.

Joy Marcou reviewed the proposed FY 2018-2019 budget in view of the increased cost of the service contract with the City. The board discussed various options regarding budgeting discretionary expenses.

Citizen Comments:

There were no citizen comments.

Gerry Mason moved adjournment. Joy Marcou seconded. The motion was approved by unanimous vote. The meeting was adjourned at 8:27 p.m.

Joe Summers, President

Mel Hazlewood, Secretary