

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

Workshop July 5, 2017

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Executive Meeting July 11, 2017

Workshop:

The workshop meeting was convened at 6:02 PM on 5 July by President Joe Summers. Five members of the Board were present to establish a quorum. Those members present were Joe Summers, Joy Marcou, Gerry Mason, Mel Hazlewood, and Jim Woods. Amy Reeves and Jerrial Wafer were absent for roll call, with Jerrial arriving at 6:12. There were 10 residents/visitors in attendance, with 9 signing in.

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

Joe asked Gerry to begin the workshop discussions with the update on installation of the replacement perimeter fence along Dogleg. Gerry reported that good progress has been made with about 300 feet of the fencing replaced. Since we depend on the availability of City work crews, our progress is by their schedule, and several water repair issues have impacted progress. Overall quality of the fence supports and fencing is very good.

Amy was not present to discuss plans for Dollar Park. Joe discussed that the recreation committee is still looking at options for gaga ball and a bench in the area. Also, they are looking at the best options for positioning the slide within the playground. Jim mentioned that he would be working with Amy to design a buffer zone between the park and the homes immediately adjacent to the playground equipment, as had been discussed during the original planning for the park. A plan will be designed to include landscape buffering with plantings and irrigation. The contours of the landscape will not be affected. Once the plan is documented, Jim will ask the residents of the homes immediately adjacent to the playground equipment to meet with him and review the plan. After plans review, Jim will present the plan and neighbors comments to the Board for approval.

Joy reviewed the current status of the budget development for our next fiscal year. She summarized the revenues forecasts and detailed the estimates for expenditures. Discussion of individual items ensued with focus on security salaries, streets, and storm water issues. Joy relate that Burnet County had decreased the value of our streets and correspondingly decreased our property taxes.

Joe covered the upcoming dedication of the 1st Responders Park and the installation of the last personal recognition bricks in the Military Veterans Park. The current plan is to have the dedication on the 11th of September at 10AM. Jerrial will invite appropriate representatives from law enforcement, fire, and rescue organizations in the community for the dedication. Options for parking and seating were discussed, noting proximity to the parking available at the clubhouse.

Joe mentioned that he had not met with the mayor and city manager for their monthly meeting. The meeting is scheduled for 6 July.

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

Joy presented the status of budget execution for the current fiscal year and commented that performance is on target. She provided current cash position for the Parks fund and the estimated year-end cash position for the general fund.

Amy was absent, but Joe stated that all RV spaces are full.

Mel reviewed activity at the security gate. He related that a cement mortar mixer had been stolen from a construction site on Meadowlakes Drive. And, problems continue with the video system. Joe recommended that we consider getting commercial support for the video system.

Jerial said that the latest building committee meeting had very few new issues. The welcoming committee had welcomed 15 new families. The 4th of July celebration was very well attended with 154 attendees. It was noted that this number represented about 10 percent of our residents, which is a very good show of support for the celebration.

Gerry reported that virtually all street maintenance for the year is complete, with one minor repair remaining. He is looking at options to increase the parking at Lakeside without infringing on the privacy of neighbors.

Joe asked if there were any citizens' comments. There were none.

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

Joe asked if there were any additional comments. Hearing none, he asked for a motion to adjourn. Joy motioned for adjournment and Mel seconded, with unanimous approval. The meeting adjourned at 7:10PM.

Executive Meeting:

The Executive meeting was convened at 6:00 PM on 11 July 2017 by President Joe Summers. Joe welcomed visitors and performed roll call of members present. Five members were present for a quorum. Members present were Joe Summers, James Woods, Gerry Mason, Joy Marcou, and Mel Hazlewood. Amy Reeves and Jerial Wafer were absent from roll call. Jerial arrived at 6:10PM. There were 6 resident and visitors in the audience; and 5 signed in.

The prayer and pledge were given.

The June 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 reviewed budget performance for the current year, estimating about \$40 thousand of budget authorization remaining. She projected year-end cash position to be \$256 thousand in the general fund. She reported that she had received the audit report for the prior fiscal year and the tax return. The report was favorable. She introduced Kyle Stripling as the insurer for the Association. Mr. Stripling has identified an alternative insurer for Directors and Officials coverage with better terms and less premium. Mr. Stripling summarized our current coverage

and the recommended coverage. Joe asked for a motion to approve the new coverage. Gerry motioned to accept the new coverage, and Mel seconded. The new coverage was approved unanimously.

Amy was absent, and Joe reported that all RV spaces were filled.

Mel reported that operations at the security gate were in good condition. The fence repairs were still waiting, and the video system is still not functioning.

Jerrial reported that the 4th of July celebration was a great success, and he thanked the volunteers that helped plan and make the day a success.

Gerry reported that only one road repair was left for this fiscal year.

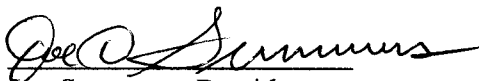
Old Business

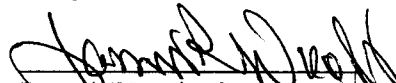
1. Gerry reported that work on the Dogleg fence replacement was proceeding well. All materials are in stock, and workflow will depend on availability of City personnel.
2. Joy reviewed the proposed budget for fiscal year beginning 1 September 2017. She asked directors to review the estimates and be ready to vote during the executive meeting on August 7.
3. Joe summarized the plans for the dedication of the 1st Responders Park and the installation of the personal recognition bricks that were recently received. The new bricks will bring the total number of persons honored through the program to just over 180.
4. Joe discussed the status of the storm water drainage issue. After discussion, it was decided to have the engineers join the Association representatives on 24 July. Joe said that he would contact the engineers and coordinate.
5. Joe asked if there were any information for the Nominating Committee to share with the Board. Ms Salinas reported 1 candidate has come forth. Jim said the bylaws require that the Association post Nominating Committee candidates 70 days before the Annual Meeting, that date being 15 August 2017.

New Business

None.

Joe asked if there were any citizen's comments. Hearing none, he asked for a motion to adjourn. Mel motioned for adjournment and Joy seconded the motion. The motion passed unanimously. Joe announced the next workshop is planned for 6:00 PM on 1 August 2017, and the next executive meeting is at 6:00 PM on 8 August. The meeting was adjourned at 6:40 PM.


Joe Summers, President


James Woods, Secretary