

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

Workshop June 5, 2017

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Executive Meeting June 13, 2017

Workshop:

The workshop meeting was convened at 6:00 PM on 5 June 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, Jerrial Wafer, Len Fate, and Jim Woods. Gerry Mason was absent. There were 18 residents/visitors in attendance, with 17 signing in. Joe introduced three visitors, Mel Hazlewood, David Baker, and Bob Brown. Mr Hazlewood will be appointed to the Board at the executive meeting next week to replace Mr Len Fate following his resignation. Mr Baker and Mr Brown were recently elected to the City Council. Joe asked if Mr Baker or Brown would care to speak early in the meeting. They both chose to speak during the Citizen's comments.

The minutes from the May monthly meeting and following Executive Session were presented to the Board for review before approval of the monthly minutes in the next executive meeting.

Joe began the discussion of business items with recent contact fro a representative of the owner of property adjacent to the Lakeside Park, offering to sell the property to the Association for future development with the Park. Joe provided a background on the Park development over the years and the structure on the lot under consideration. Joe expressed that the market value of the property would exceed the Association's current resources. Jim commented that the residential structure would be costly to modify for community use and maintenance costs would seem prohibitive. Joy commented that the impact on Association property taxes would be material. Following discussion, Joe said the discussion confirmed his opinion, and he would notify the owner representative that the Association appreciated the offer but chose not to accept.

Joe mentioned that the remaining demolition of the wooden fence line along Dogleg and replacement with new construction was progressing, but the pace of progress would depend on the City's workload.

Discussion moved to proposed facilities and improvements to Dollar Park being considered y the recreation committee. Amy stated that the committee had tabled the proposed construction of a restroom facility at the Park. They are considering the type and scope of buffer zone needed to separate the park from adjoining neighbors. They are considering additional playscape for 7-10 year olds. And, the committee is looking to interface with the City's plans for community improvements under the recent long range planning effort.

Joy discussed the budget call for fiscal year 1 Sep 2017-31 Aug 2018. She asked that Directors compile their budget estimates and email those estimates to her by 26 June for consolidation and consideration during the July workshop. Jerrial asked if the estimate for storm water drainage would be included in the budget. Jim commented the letter to the contractor has been released but discussions on proposed alternatives and their likely still need to be resolved.

Joe reminded the Board that the Annual Meeting would be in mid-April and the Board needs to establish a committee for nominations. Joe stated that four positions would require election

during the meeting. Those positions expiring are Jim Woods, Jerral Wafer, and Amy Grant. The fourth position is for election of a replacement for Len Fate for the two years remaining of his term. Joy raised the issue of which future candidate would be selected for the two years position. And, she recommended the Board use the same procedure as during the last Annual Meeting; i.e., if no elected candidate volunteers for the lesser term, then the candidate receiving the fewest votes would be selected for the lesser term. Joe asked the Board and the audience to consider candidates for the Nominating Committee for selection during the monthly meeting.

Joe summarized his meeting with the Mayor and City Manager. First, the City plans to have the Post Office remove the mailbox outside the entrance gate. Also, Loren, City Secretary, is moving and Evan will be replacing her in those duties. Similarly, Jeremy, Golf manager, will assume the additional responsibility as food and bar manager. Joe has communicated with the storm water drainage contractor and the parties will meet within the next few weeks. Last, the City website is nearing completion, and the interface to an Association content is being constructed.

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. However, it appears that some costs reported for Lakeside Park may be categorized as maintenance, but should be capitalized. She will research. She asked that directors consider future revenue estimates for their areas of responsibility as appropriate. She said that she would not be present for the June monthly meeting, but she complete cash forecasts by the monthly meeting for handout.

Amy stated that there is one vacancy in covered parking, and it will be filled soon.

Len said that the workshop would be his last meeting, as he is moving to Round Rock. He expressed his support for the security personnel. Joe, and the other Board members, thanked Len for the years of service he has completed for the Association. Len welcomed Mel to the Board. Len mentioned that one resident continues to cause problem in identifying the vehicles sticker, but he will discuss with the resident before departing. Lightening hit and damaged electronic equipment supporting the security gate, and the City has been asked to assist.

Jerral said that the latest building committee meeting was canceled because of few new issues. The welcoming committee had welcomed 12 new families. And the Memorial Day BBQ was a great success, selling out of plates, even though an additional 50 meals were purchased. Jerral reminded everyone of the approaching 4th of July celebration that will start at 10AM at the clubhouse and trek to Lakeside Park for refreshments.

Gerry was absent.

Joe opened the citizen's comments and asked Mr Baker and Mr Brown if they had comments. Mr Baker spoke first, relating his recent election to the City Council and his background in the community. He expressed his support for the relationship between the City and the Association, and his desire to work together in addressing improvements for the community. He stated that he planned on renewing discussion of the long-range planning effort, including several areas that would involve both the City and the POA. Mr Brown expressed his support for the relationship between the City and the Association and suggested that we consider a joint City/Association

town hall meeting at least once a year to provide an open forum for discussion with property owners and residents.

Joe asked for Directors to lead the pledge and prayer at the monthly meeting. Mel will lead the prayer, and Jerral 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 Jim seconded, with unanimous approval. The meeting adjourned at 7:15.

Executive Meeting:

The Executive meeting was convened at 6:00 PM on 13 June 2017 by President Joe Summers. Joe welcomed visitors and performed roll call of members present. Four members were present for a quorum. Members present were Joe Summers, James Woods, Gerry Mason, and Amy Reeves. Joy Marcou was absent, and Len Fate had resigned. Joe motioned that Mel Hazlewood be appointed to fill Len Fate's position until the Annual Meeting in October. Gerry seconded the motion, and approval was unanimous. Mel joined the Board. There were 8 resident and visitors in the audience; and 7 signed in.

The prayer and pledge were given.

The May Minutes were presented for approval. Joe asked if there were any corrections. Hearing none, he asked for a motion to approve the minutes. Gerry motioned for approval and Mel seconded the motion. Approval was unanimous.

Joy was absent and Jim summarized budget execution and cash position for the current year. He reminded members that Joy had requested email input of budget estimates for the next fiscal year by 26 June.

Amy reported one available space, and will be filled from the roster of those waiting for spaces. Amy related that a property owner that travels much of the year asked if the Board will permit subletting of RV spaces. Members discussed the pros and cons of subletting and how rules would apply. Consensus of the Boar is that subletting creates too much potential for problems; from how to prioritize for people on the list awaiting spaces, to how rules could be enforced, to payment issues. There was no support for subletting RV storage spaces.

Mel reported that operations at the security gate were good. Arrangements are ongoing to replace the scene barrier along the fence line at the gate. And, camera problems persisted such that the electronic feed to the computer was down.

Jerral was absent, but Georgina reported 11 new families were welcomed. And, Joe reminded everyone of the 4th of July celebration.

Gerry related the damages at Lakeside Park were largely due to vandalism. Repairs have been made and he is looking into available security measures that may be taken. Street repairs are nearing completion for the year.


Old Business

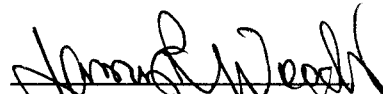
1. Gerry discussed the continuing work on the fence line along Dogleg. Jim mentioned that he had received questions concerning the existing chain link fence along the cemetery. He had told residents that the existing chain link fence along the cemetery would not be removed. Instead, it will be strengthened by bracing the chain link support posts to the new steel posts/purlins that are being inset for the new wood fence, but that the chain link fence along Avenue "S" will be removed and a chain link fence will be directly attached to the new construction. Gerry supported that explanation.

New Business

1. Jim discussed the Budget Call for the next fiscal year beginning 1 Sep 2017. He stated that a budget needs to be approved before the start of the fiscal year, so our next monthly workshop and meeting need to address estimates. He related the prior discussion on input of budget estimates by 26 June for consolidation and discussion net month.
2. Board members discussed the nominating committee. Jim mentioned that he had approached Wayne Thelen, who has served on the committee before. Wayne will serve on the committee. Dottie Steuckroth volunteered to join the committee. Eileen Salinas volunteered to join the committee. Amy asked that Bill Raman be on the committee.

Joe asked if there were any citizen's comments. Hearing none, he asked for a motion to adjourn. Gerry motioned for adjournment and Amy seconded the motion. The motion passed unanimously. Joe announced the next workshop is planned for 6:00 PM on 5 July 2017, following the 4th of July holiday, and the next executive meeting is at 6:00 PM on 11 July. The meeting was adjourned at 6:30 PM.


Joe Summers, President


James Woods, Secretary