

**November 2018 Minutes
Workshop and Monthly Meeting
Board of Directors, Meadowlakes Property Owners' Association**

Workshop, November 5, 2018: The workshop was called to order at 6:00pm by President Joe Summers

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

Fifteen POA members also attended.

Mel Hazlewood distributed a draft of the September 2018 Minutes, to be considered for adoption at the November 13 regular meeting.

Scheduled Business: Joe Summers announced that the judge ruled in favor of the POA in the lawsuit filed against it by the Meadowlakes City Council. The suit alleged that the POA had broken its lease with the City to operate the storage facility.

Joe Summers said he had no update to present on actions of the Building Review Committee and suggested that this item not be on the agenda for the November 13 regular meeting.

Jennifer Virdell and Joe Summers discussed flood damages to the POA property. There is extensive damage at Lakeview Park, with most of the improvements swept away or badly damaged, including the pavilion, tables, seating and the dock. There are also extensive damages to the border fences at the City limits on either end of the City where those fences meet the lake. Costs for repairs and replacements are still being assessed. The Board will ask the City to do the Park repairs and look to private contractors to do the fence repairs.

Jim Woods distributed a DVD on drainage improvements proposed by an engineering firm. He then presented a summary of the history of the drainage problems and approaches that had been developed to address them. Joe Summers said he would appoint a subcommittee to meet and make recommendations to the Board for action.

Mel Hazlewood presented Board procedures for determining length of terms for newly-elected board members when the positions up for election had varying length-of-terms. The procedure is that those with the highest number of will receive the longest term available and that the terms will be awarded on a descending basis. On this basis, Jennifer Virdell and Steve Newton were elected to the two three-year terms up for election and Karla Stephens to the two-year term.

Meeting of POA President with Mayor and City Manager: Joe Summers reported that no meetings had been held other than those dealing with legal issues between the POA and city.

Reports: Treasurer: Karla Stephens distributed the budget analysis for the period ending October 31, 2108. The board also discussed amounts presently held in various accounts and proper amounts that should be held in reserve.

Storage Facility: Steve Newton reported that renewals would be sent out in two weeks and that only one space, for a jet ski, was available.

Security Gate: Jerrial Wafer reported on how the guards handled the flow of traffic into the City on Halloween night. He also said that three new employees had been hired.

Events and Celebrations: Richard Salinas reported that he was getting ready for the Veteran's Day observance, which would include placement of a wreath and flags in the park. He also said that initial preparations had been made for the Christmas decoration awards and that work was ongoing. He said a Ladies Social is being planned for the near future as well as another show by John Arthur Martinez in January 2019. Florence Shulman and Georgina Christy said the Welcoming Committee had assembled 10 new baskets and were getting ready to make a number of new visits.

Parks and Maintenance: Jennifer Virdell added information about the fencing repairs noted above.

Citizen's Comments:

Joy Marcou discussed the Board's past consideration of devoting excess funds received from storage facility fees to be set aside for recreational events and facilities. She also discussed some considerations to take into account in any

action the Board might take that would delegate its duties and responsibilities under the CCRs.

Agenda for Next Meeting:

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

1. Christmas bonuses for security guards and certain City employees;
2. Approval of signatories for Board bank accounts;
3. Update on drainage issues;
4. Update on flood damages;
5. Consideration of recreational fund.

Jennifer Virdell will lead the pledge. Steve Newton will offer the prayer.

Adjournment: Steve Newton made a motion to adjourn. Richard Salinas seconded. Motion was adopted unanimously.

November 13, 2018 Monthly Meeting: President Joe Summers called the meeting to order at 6:00 pm.

Steve Newton offered a prayer and Jennifer Virdell led the Pledge of Allegiance.

Members present: Joe Summers, Mel Hazlewood, Steve Newton, Karla Stephens, Jennifer Virdell, Richard Salinas and Jerrial Wafer. None were absent.

Thirteen POA members were also present.

Mel Hazlewood presented minutes of the September 2018 workshop and monthly meeting.

Jennifer Virdell moved that the minutes be adopted. Richard Salinas seconded. The motion passed unanimously.

Treasurer's Report: Karla Stephens distributed and discussed the cash management analysis for the period ending October 31, 2018. She noted the total amount in reserves as well as anticipated future revenue. The board also discussed getting copies of each Board member's id cards to be used in approval of account signatories.

Member Reports: Storage Facility. Steve Newton distributed a new application form that, in addition to other changes, would highlight the fact that the applicant was paying a fee for use of the facility but was not renting the facility.

Jerril Wafer made a motion that the board adopt the form. Richard Salinas seconded. The motion was approved unanimously.

Steve also brought up improving communications between the board and POA members. The board discussed this and talked of publishing a newsletter separate from that of the city or creating a Facebook page.

Joe Summers named a subcommittee of Steve Newton, Jennifer Virdell and Karla Stephens to consider this issue and make recommendations to the board.

Security Gate: Jerril Wafer said that the cost of decorating the gate area for Christmas last year seemed too high given the amount of decorations hung. He said that city employees would do the job this year. He also distributed a worksheet for Christmas bonuses to be paid to POA employees and gifts to be given to certain City employees.

Events and Celebrations: Richard Salinas discussed the Veterans' Day observance. He said that Christmas planning was ongoing for the decoration awards and that he was considering ways to improve citizen and member participation. He said that John Arthur Martinez would appear in concert at the restaurant on January 5, 2019 and that a buffet dinner was being planned.

Florence Shulman and Georgina Christy said that they had made 18 visits to new residents since September 1, 2018.

Parks and Maintenance: Jennifer Virdell brought up flood alleviation that could be done along the second fairway of the golf course. An extended conversation followed which included both board members and POA members.

Jennifer made a presentation on costs of repairs to Lakeside Park. The board discussed these.

Mel Hazlewood made a motion that up to \$11,850 from the general fund be approved for repairs of POA property and improvements at Lakeside Park. Karla Stephens seconded. The motion was approved unanimously.

Old Business: Drainage: Joe Summers announced he was naming a subcommittee to consider the issue and that the subcommittee would be: Jim Woods, Jennifer Virdell, Wayne Thelen, Tom Marcou, Johnnie Thompson and Steve Newton.

Jerril Wafer made a motion to approve the subcommittee. Richard Salinas seconded. The motion was unanimously approved.

Flood Damages: There was additional discussion about flood damages.

Bank Account Signatories: Mel Hazlewood presented a resolution approving all board members as signatories to the POA accounts at Hill Country Bank.

Mel Hazlewood made a motion to adopt the resolution. Jennifer Virdell seconded. The motion was unanimously approved.

New Business: Christmas bonuses and gifts: Jerril Wafer made a motion to approve the payments to POA employees and certain city employees as noted in the document distributed earlier, to be adjusted for proper names and precise amounts to reflect tax considerations. Karla Stephens seconded. The motion was adopted unanimously.

Additional recreational amenities: Mel Hazlewood summarized Board discussions in August 2018 about setting aside monies from storage facility fees and designating them to be used for recreational events and facilities. The board discussed this with some interaction with POA members present.

Meeting with Mayor, City Manager and POA President: Joe Summers talked of the legal battles being behind us and of pursuing some kind of POA newsletter and a town hall meeting with the City Council.

Citizen Comments: Sherri Staley distributed a document drafted by the Coalition of Concerned Citizens to the POA Board and the City Council (see attached). The document has six requests of the POA Board and the City Council. It has been signed by thirty-one POA members.

- Agenda for November 3, 2018 workshop:**
1. Method(s) of determining correct costs of POA payments to City for labor provided to the POA;
 2. Improvement of Board member and POA member communication;
 3. Update on drainage issues, especially along 2nd fairway;
 4. Designating funds for recreational events and facilities;
 5. Discussion of proposals of Coalition of Concerned Citizens; and,
 6. Update on flood damages

Adjournment: Richard Salinas made a motion to adjourn. Steve Newton seconded. The motion was unanimously adopted.

Joe Summers, President

Mel Hazlewood, Secretary