

**ANNUAL MEETING  
OF THE  
MEADOWLAKES PROPERTY OWNERS ASSOCIATION**

October 8, 2016

Joe Summers, President of the Meadowlakes Property Owners Association (Association), introduced himself to the attendees and called the annual meeting to order at 10:00 AM. Joe Summers offered a Prayer, and Dottie Steukroth led the Pledge of Allegiance.

Joe introduced the remaining Board Members in attendance as Jerrial Wafer, Len Fate, Dottie Stueckroth, Joy Marcou, and Jim Woods. All Board members were present for the meeting. In addition to the Board members, 56 property owners eligible to vote were present, and 7 proxies for property owners eligible to vote were in attendance. The attendance and proxies constituted a quorum of the Meadowlakes Property Owners Association (Association).

Joe requested if Board Members had reviewed the proposed agenda of the Annual Meeting. Board members acknowledged and Gerry Mason motioned with Len Fate seconding approval of the Agenda. The Board members unanimously approved the Agenda.

Joe stated that the minutes to the prior Annual Meeting on October 10, 2015 were posted on each table before attendees and asked for any comments. Len Fate motioned with Dottie Steukroth seconding approval of the Minutes. The Board members unanimously approved the minutes.

Joe introduced the candidates for election to the Board for this annual meeting as Amy Reeves, Bill Pond, Bill Raman (not present), Len Fate, and himself, Joe Summers. Joe addressed the attendees that ballots were mailed for voting and responses have been received, but any attendees who have not voted by mail may do so now by signed ballot at the entry door. He announced that the final vote count would be presented late in the meeting after final tabulation.

Joe offered the floor to the Mayor of Meadowlakes, Mary Ann Raesener, for community comments. Mary Ann described the need for and the community's participation in volunteer work in the area, citing examples of the needs as Meals on Wheels and the efforts of many volunteers within Meadowlakes. She summarized the financial position of the City government and the cooperation between the City and the Association to improve community facilities and to respond to other community requirements. She mentioned that the population of Meadowlakes has grown to just under 2,000 and she addressed the changing demographics in Meadowlakes, with increases in younger families and families with children. She related that although there are still about 100 or more vacant properties remaining within Meadowlakes, only about 75 additional homes can be built since some lots need to be consolidated for construction.

Mary Ann introduced Judge James Oakley to provide information on the bridge project that has been proposed to connect FM 2147 near Cottonwood to near Wirtz Dam Road

across the Lower Colorado River. Judge Oakley summarized the process for obtaining community comment and support for the project and related that the cost of the project would be almost entirely borne by the State through TxDOT. The current study will last about 4 months, and the projected cost of the bridge is \$15.3 million.

Joe asked if any property owner had citizen comments or questions they would like to address to the Board. No citizen comments were received.

Following citizens comments, Joy Marcou, Treasurer, presented the financial statement for fiscal year 2015-2016 showing a gain for the year of just over \$3,000 and the approved budget for fiscal year 2016-2017. She stated all funds cash balances totaled just over \$240 thousand as of 31 August 2016. A property owner asked long stand arrearages of fees by property owners. Joy explained the current policy of establishing liens, penalties and fees for late payment. Typically, these surcharges provide better revenue streams than the Association could get by investing funds at prevailing rates, and the Association has nearly 100 percent collection of fees and surcharges, only losing money when properties go to foreclosure which is very seldom.

Each Board member then reported on the areas of their individual responsibility.

Gerry Mason described the condition of Meadowlakes streets, parks and fences. Streets are in good condition with minor exceptions. He is acquiring a new product on the market for coating streets that offers substantial savings over chip and seal with far better longevity. If the product is as beneficial as claimed by the manufacturer, it will substantially affect how we maintain our roads. He also mentioned that additional stop signs have been requested to try to reduce speeding and improve safety. Additional striping of the roadways is needed along with no parking signs. He noted the areas of Columbine and Firestone and Firestone Place as examples. On Columbine, the old speed bump will be removed when the stop signs are installed at the intersection of Columbine and Olympia Fields. And, new stop signs on Firestone at the intersections with Firestone Place will reduce the speed of and increase the distances between vehicles in this area. Gerry asked if anyone had questions. Comments were received that restrooms were needed at the parks. Gerry noted that temporary toilets are being used at both Lakeside park and Children's park. He is looking at alternatives that would be cost effective, but long-term maintenance and sanitation must be considered and the ability to place any permanent facility in the flood plain at Lakeside. Comments were also received that speed humps can be effective to slow traffic if properly designed. Gerry acknowledged the importance of design and that the speed bump on Columbine was not designed properly and located in an area of poor visibility with overhead trees and drivers have reported to almost lose control of vehicles. Other speed humps as on Meadowlakes Drive do not appear to cause the same problems.

Jerial Wafer summarized the year's activity in building and construction in the community, with new construction and remodeling levels increasing over recent years. He noted that the community's participation in Association activities as the July 4<sup>th</sup> Celebration has been excellent. He thanked the many volunteers from the community that have helped organize and serve at the events.

Len Fate summarized recent events for security. Remodeling of the guard facility is complete and under budget. New flooring, plumbing, air conditioning, painting, windows, and cabinets were added. After 40 years of service the facility direly needed the remodel, and the guards are working to keep the improvements in good shape. He now employs 6 guards, three women and three men, who are working very well together to assure 24/7 coverage. He estimated that traffic count at the gate is about 4,000 entry/exits daily. Len mentioned that he had selected a new source for uniforms and patches in the local that offers significant savings over the former provider and with better response time.

Dottie Stueckroth described the activity within the RV Storage facility, with 26 resident on the waiting list for uncovered spaces and 28 residents desiring covered spaces. She related that the parking area was completed resurfaced during the year, eliminating many of the complaints that have plagued the facility for years; namely, ponding of storm water under vehicles, ruts and erosion in driving areas from storms and traffic, and weed control among vehicles.

Joe asked Sherri Staley to summarize the activity of the Welcoming Committee. Sherri highlighted for the attendees the approach the committee uses to identify and contact new residents and the baskets and information they share, including maps, reference materials, directories, and service providers rather like Angie's List. Response has been excellent from new residents, and only one complaint has been reports about a recommended service provider. Last year, the committee had approximately 100 contacts with new residents, and this year there have been 82 contacts through August. She related that the committee has begun acquiring biographies from new residents to support the POA newsletter, which hopefully will start soon as part of the new website for the City and the Association. Sherri introduced the member so the committee and thanked them for their support to the community.

Joe stated that the Board has recently started a Recreation Committee and named Amy Reeves to chair the committee. He asked Amy Reeves to highlight activities that the committee has started to plan. Amy mentioned her experience with the City's recent Capital Improvement Program and her interest in the recreation activities within the community. The committee plans to provide activities that are cross-generational to assure that something is available for all age groups. The plan is to study and recommend recreation activities and facilities that provide new opportunities for the community; as restrooms, walking trails, play and exercise structures. The first event planned is a Harvest Festival for Saturday, November 12. The festival will start in the morning with activities for all ages including face painting, games, tennis and pickle ball demonstrations, scramble golf, and capping the evening with a night time, family friendly outdoor movie near the water tower. Concessions will be available from the club restaurant. Amy introduced the members of the Recreation Committee. Following the committee reports, Joe moved to old business for consideration. There were no open old business issues for the prior annual meeting.

Next, Joe moved to new business. During the year, the Board found that State law requires recording of all dedicatory instruments of the Association, including some that have not been previously recorded. The Articles of Incorporation and the CCRs of the

Association have been properly recorded with the Burnet County Clerk; however, the Association's Bylaws have never been recorded. These Bylaws are essential in establishing the Association's legal rights in the event of litigation as of liens or payment violations. Joe related that the Board had attempted to record the Bylaws passed in October 2009 with the County Clerk, but the Clerk refused recording because it did not contain original signatures that were notarized. Therefore, to properly record the Bylaws under which the Association operates, the Board needs approval by the quorum of Association voters to renew, resign, and record the Bylaws. Joe motioned that the present voters approve the narrative of the Bylaws as passed in October 2009, and to approve the current President and Secretary of the Association to sign and record the Bylaws on behalf of the Association. The motion to approve was seconded by Amy Reeves. Joe asked for a show by hands of those owners approving the motion, and then asked for a show of hands for those owners disapproving the motion. The motion was approved unanimously.

Joe next moved to the election of officers for the Association Board. He asked Joy Marcou, Treasurer, to report the results of the election. Joy read the vote count as for Joe Summers, 180 votes; for Len Fate, 172 votes; for Amy Reeves, 162 votes; for Bill Raman, 133 votes; for Bill Pond, 81 votes. Joe announced the top three votes, Joe Summers, Len Fate, and Amy Reeves, as elected. Joe thanked Dottie Stueckroth for her service to the Association and to the community.

Joe moved to the Closing Remarks. Joe's remarks were:

- a. The Board has spent effort this year to assure that our recordskeeping and our filings are consistent with good management and our legal requirements. And, we found that we needed to record a Management Certificate required by law to show the senior manager's of the Association and to record our Bylaws. Also, we need to record all policy statements. The Board can revise and file these policy statements in the next few months.
- b. We received an unqualified audit report of the financial management and the financial position of the Association by independent auditors. The Association is in sound financial condition.
- c. During the year, we completed the Memorial Park to honor our service men and women, and we initiated a program where family members could purchase inscribed brick monuments for their personal family members. Thus far, 171 personal recognition bricks have been purchased and will be placed around the Memorial Park. Presently, a ceremony to commemorate the personal brick program is planned for Veterans Day.
- d. Work started also on a park to honor First Responders that we plan for completion toward the end of October or early November. Once completed, we will plan a dedication ceremony to honor the First Responders in our community and in our Nation.
- e. The Association purchased automatic emergency defibrillators (AEDs) for placement within Meadowlakes facilities. These AEDs can literally be life saving in an emergency.
- f. The Board was pleased to work with the Welcoming Committee and the new Recreation Committee to bring new information and opportunities for our

- residents. We know both committees will be providing great help in our future and we sincerely thank the committee members for giving their time and effort.
- g. The Board authorized a study of storm water control that significantly impacts three areas of our community: Turkey Run at St Andrews, Firestone at Firestone Place, and Meadowlakes Drive at the intersection with Broadmoor and Firestone Drive. We just received the study and the engineers' thoughts, and we will be evaluating their recommendations, probable benefits, and our resources and responsibilities over the next few months. We will announce in our monthly meeting several special meetings to get owner inputs.
  - h. Thank you for attending this annual meeting and for supporting the Board this year.

Joe stated that the Board would not have a regular monthly meeting in October because of the Annual Meeting. The next meeting will be November 8, 2016.

Joe asked if there were additional business for consideration, and hearing none asked for a motion to adjourn. Len motioned for adjournment and Gerry seconded the motion. Adjournment was approved unanimously at 11:25 AM. Joe called for Board members to meet to elect officers and to decide which newly elected officer would be elected to fill the remaining one-year term originally vacated by Jan Cunningham in 2015. Joe asked if any newly elected officer volunteered for the one-year term. No response was made. Therefore, the position of the Board as approved in the September 2016 minutes was decisive in that the two candidates elected with the highest number of votes, Joe Summers and Len Fate, were elected to the three-year terms and the third candidate, Amy Reeves, was elected to the one-year term.

The officers were elected to the director positions as follows:

President: Joe Summers

Vice President, ACC and Celebrations: Jerral Wafer

Secretary: James Woods

Treasurer: Joy Marcou

Security: Len Fate

Parks and Streets: Gerry Mason

RV Storage: Amy Reeves

Minutes Recorded By:

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James Woods, Secretary