

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

October 10, 2015

Secretary Jan Cunningham, acting on behalf of President David Baker, introduced herself and called the annual meeting to order at 10:00 AM. The Secretary read a letter from the President explaining that he could not be in attendance at the Annual Meeting. A Prayer was offered by James Woods, and the Pledge of Allegiance was led by Jerrial Wafer.

Jan introduced the remaining Board Members in attendance as James Woods, Jerrial Wafer, Dottie Stueckroth, and Joe Summers. David Baker and Len Fate were not present. In addition to the Board members, 70 property owners were present, and 258 property owners submitted proxies for Board members or property owners in attendance. The attendance and proxies constituted a quorum of the Meadowlakes Property Owners Association (Association).

Jan requested if Board Members had reviewed the proposed agenda of the Annual Meeting. Board members acknowledged and James Woods motioned with Joe Summers seconding approval of the Agenda. The Board members unanimously approved the Agenda.

Jan stated that the minutes to the prior Annual Meeting on October 11, 2014, were posted, and asked for comments. Dottie Stueckroth motioned with James Woods seconding approval of the Minutes. The Board members unanimously approved the minutes.

Jan asked if any property owner had citizen comments or questions they would like to address to the Board. Citizen comments were:

Mary Ann Raesener, Mayor of Meadowlakes, addressed attendees as follows:

- She summarized the local efforts of Meals-on-Wheels to care for members of the community, and she asked for volunteers to assist in delivery of the Meals.
- She related the benefits of the weekly City Newsletter that is sent by e-mail to property owners that have furnished their e-mail addresses, and she urged attendees to furnish their e-mail addresses to stay informed.
- She discussed the transfer of Public Facilities Corporation responsibilities for the golf course, restaurant, and other facilities to the City, and she noted that affected employees would now be City employees with the benefits of that employment.
- She thanked the Association for the recent loan of funds to procure replacement equipment need for operation of the public facilities.

A property owner requested help for refurbishing the tennis courts that have fallen into poor condition. Discussion was held that the Association does not own the tennis courts, and the City is responsible for funding their repairs. The City had previously requested

Association support in funding repairs to the courts, but there was no firm numbers of probable users of the courts. Any request would need to show that sufficient property owners would use the courts to warrant support. It was agreed that the issue would be addressed to the City.

A property owner requested replacement of the chairs at the pool. The chairs were in disrepair such that some were safety hazards. The Board explained that the Association is not responsible for maintenance of pool equipment, and the issue should be addressed to the City.

Following citizens comments, Dottie Stueckroth, the Treasurer, presented the financial statement for fiscal year 2014-2015 and the approved budget for fiscal year 2015-2016. She stated all funds cash balances totaled \$371,941.

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

James Woods briefed the happenings in the Parks, Fences, and Streets during the last fiscal year and the plan for the new fiscal year. Parks: The June storm did significant damage to the Lakeside Park, toppling a 120 years old pecan tree, destroying a portion of the retaining wall of the boat ramp, and undermining part of the boat ramp. Thanks to the City and the County debris was rapidly cleared, and the repairs were made. Fences: The storm destroyed two sections of perimeter security fence. Both sections have now been repaired. We have received complaints from residents of Pecan Valley that overgrowth of Meadowlakes trees, shrubs, and vines are hindering traffic on Orchard St in their community. Our assessment supports their complaints. This year we will be clearing the overgrowth along the Association's fence lining Orchard St. The clearing will require application of a herbicide to kill poison oak and poison ivy along the fence. Much of the growth is from plants in property owners' yards. The Association will pay for the removal of overgrowth and repair of the fence as needed, but property owners need to trim plants within their privacy fence, so the herbicide does not kill desirable plants. Streets: The City and County assisted the Association in assessing the condition and priority of maintenance of our 11 miles of streets. A plan was developed to solve structural problems in our streets, to include drainage, over 3 fiscal years. Last year, we re-stabilized and recapped much of Meadowlakes Drive that was most in need of repair and carries about 70 percent of our traffic. And, we resealed part of Meadowlakes Drive and re-stabilized an asphalt failure on Chaparral. This year, we are already re-stabilizing the road base and resurfacing part of Firestone Drive that has experienced recurring failures because of active spring water under the pavement eroding the base. We will also be repairing part of Preston Trail to help control water flow and to resurface. In the last of the 3 year plan, the Association will tackle the water flows at the bottom of Turkey Run and at the intersection of Meadowlakes Drive, Firestone, and Broadmoor. A property owner asked if the Association would be doing additional concrete on cul-de-sacs. The Association does not have any additional plans for concrete within cul-de-sacs at this time.

Len Fate was not present, and had Jan read a statement on his behalf. The security building at the entrance to Meadowlakes has been in need of repairs for some time, and those repairs are now underway. The exterior shell of the building has received new energy-efficient windows, and painting will be completed within the next week. The interior of the building is being renovated with new ceiling, new paint, new flooring, new fixtures, and lighting.

Jerril Wafer related the efforts to organize the holiday celebrations and competitions that the Association sponsors.

Joe Summers briefed the operation of the Association's storage facility. The facility has 90 spaces, all of which are full, and there are waiting lists for both the covered and uncovered parking. Annual revenues from storage operations average \$16,450, with costs of \$2,871. This year the Association will resurface a portion of the storage facility to re-stabilize the road surface to stop erosion and ponding. Also, we will improve the control over weeds in the facility.

Jerril Wafer presented the report for the Welcoming Committee. He outlined the procedures to identify new residents, the efforts of the Committee members to meet with the new residents, and the information and gifts that are presented to the residents.

Jan introduced the next Agenda item: unfinished business. The revision of the CCR's was an action item from the prior year. The concern was that the CCR's needed revision because of the changes occasioned by the City's acquisition of the golf course and restaurant, the creation of the Public Facilities Corporation, and the merger of the MUD into the City. Jan explained that the Board asked a forum to review the CCR's and the revisions that may be needed. The forum's recommendation was that while some minor errors exist in the CCR's as a result of the above actions, the CCR's were not materially outdated such that property owners' rights and responsibilities were adversely affected. The forum recommended the CCR's not be revised at this time. The President of the Board requested the Board's attorney to review the CCR's, and the attorney recommended no revision at this time. The Board voted to discontinue effort to revise the CCR's.

Jan stated there was no new business presented for consideration, unless property owners had new issues. The need for tennis court repairs was raised, with acknowledgement that the issue needs to be directed to the City.

Jan presented the next Agenda item: election of new board members. Jan explained that the terms of two Board members had expired, David Baker and Dottie Stueckroth, and they would not seek re-election. Also, Jan related that she had tendered her resignation effective with the Annual Meeting. Therefore, there were three Board member vacancies to be filled at the Annual Meeting. A nominating committee of Bob Brown, Patti Wray, and Marie Hammond presented four names as candidates for member consideration. One candidate asked for removal from the candidate pool, leaving three candidates for consideration. Those candidates are Gerald Fair, Joy Marcou, and Gerry Mason.

Property owners may nominate candidates also by petition, but no petitions were received. Attendees may also nominate additional candidates from the floor. Jan asked if any attendees wished to nominate additional candidates. No new names were furnished. Jan requested a vote of approval for the three candidates by acclamation. The vote by attendees was unanimous.

Jan moved to the final Agenda Item: Closing Remarks. Jan stated that the Board would not have a regular monthly meeting in October because of the Annual Meeting. The next meeting will be November 17, 2015. Jan thanked the attendees and closed the Annual Meeting. She called the new Board members to meet with the existing Board members to elect officers.

The officers were elected as follows:

President: Joe Summers

Secretary: James Woods

Treasurer: Joy Marcou


ACC and Celebrations: Jerrial Wafer

Security: Len Fate


RV Storage: Gerald Fair

Parks and Streets: Gerry Mason

Minutes Approved By:

  
Joe Summers, President

Minutes Recorded By:

  
James Woods, Secretary