

March 2019 Minutes
Workshop and Monthly Meeting
Board of Directors, Meadowlakes Property Owners' Association

Workshop, March 4, 2019: The workshop was called to order at 6:00 pm by President Joe Summers.

Roll Call: Members present: Joe Summers, Steve Newton, Jerrial Wafer, Karla Stephens, and Jennifer Virdell. Absent: Richard Salinas and Mel Hazelwood.

6 POA members were also present.

Scheduled Business:

1. Update of labor cost the POA pays to the City:
 - a. Joe Summers stated that the City is still assessing City staff documentation of POA duties of their daily work day. Otherwise, nothing new found.

2. Discussion of Coalition of Concerned Citizens proposals:
 - a. Hold 2 Town Hall Meetings between City Hall and POA.
 - b. Create list of citizens who require written format.
 - c. Agenda be available the week before said meetings.
 - d. Allow input from citizens throughout meetings and beginning and end.
 - e. Meeting to start at 6:00 pm or later.
 - f. More joint ventures to co-operate City and POA to benefit residents.

3. Update on drainage Issues:
 - a. Jennifer Virdell says Drainage Committee is working on these issues. Jim Woods will present a report at regular meeting.
 - b. Resolution to support lakeside residents on LCRA water release policies was not considered important enough to act further as per Joe Summers.

4. New week agenda items on business items:
 - a. Update on labor cost from City and POA and its progress from City Survey.
 - b. Discuss and vote POA Communication Network.
 - c. Discussion and action on proposals of Coalition of Concerned Citizens.
 - d. Discuss POA lease of Hidden Falls swimming pool.
 - e. Drainage Committee update from Jim Woods.
 - f. Discussion on replacing resigning Board Members and reorganizing POA Director responsibilities.
 - g. Board Members might convene into Executive Session for these discussions.

Member Reports:

1. **Treasurer / Karla Stephens:** Georgina Christy inquired about the lot the City has condemned and the City is purchasing. Will that property still be paying the \$350 annual POA dues? Joe Summers was unsure and will investigate. Jennifer Virdell stated there are discussions of the POA renting that property from the City to install a future park.
2. **Storage Facilities / Steve Newton:** Not much to discuss. Steve began discussing that the Communication Committee has recommended a "POA Communication Network". The cost will be \$516 for the 1st year and \$133 per year after that, with the caveat that the administrative costs of Kevin Soliz will vary depending upon the amount of time to maintain communication systems. The discussion turned to the fact that Kevin Soliz has volunteered to run for the Secretary position that Mel Hazelwood resigned from. Joe Summers notified the POA Board that Mike Berry has withdrawn his name for the Secretary position. Joe Summers then notified the POA Board that Richard Salinas has resigned his position. Joe requested Jerrial Wafer to advertise the open position in Wednesday's, the 6th of March, City Newsletter. At this time, Jennifer Virdell nominated Karla Stephens to fill the Celebrations position.
3. **Celebrations and Events / Richard Salinas:** Joe read a statement from Sherri Staley regarding "Elvis Night". Welcoming Committee / Florence Schulman reported they visited 40 residents which had 35 children within those residences.
4. **Parks and Maintenance / Jennifer Virdell:** Fence has been completed on property line. Shrubs were trimmed at Wayne Dollar Park. Lakeside Park will reopen this weekend, the 8th of March. Johnnie Thompson is meeting with FEMA next week to see if repairs are reimbursable. Plans to refurbish parking lot at Lakeside Park were discussed.
5. **Security Gate / Jerrial Wafer:** Nothing to report.

Adjournment: Jennifer Virdell made a motion to adjourn. Steve Newton seconded. Motion passed unanimously. Meeting adjourned at 6:52 pm.

March 12, 2019 Regular Monthly Meeting: President Joe Summers called the meeting to order at 6:00 pm.

Joe Summers offered a prayer and Steve Newton led the Pledge of Allegiance.

Roll Call: Members present: Joe Summers, Steve Newton, Jerrial Wafer, Karla Stephens, and Jennifer Virdell. Richard Salinas and Mel Hazelwood have resigned and, therefore, were not in attendance.

Minutes: No minutes were provided for the February 2019 Workshop and Regular Monthly Meeting. These will be addressed at the next meeting.

Board Member Reports:

1. **Treasurer / Karla Stephens:** Report given by Karla. Jennifer Virdell made a motion to approve. Seconded by Steve Newton. No vote taken.
2. **Parks and Maintenance / Jennifer Virdell:** Jennifer said she has no relationship to Johnnie Thompson. Fence completed on boundary as approved by POA. FEMA will not reimburse POA for flood loss. Sherri Staley had a question about status of Lakeside Park picnic benches. Jennifer Virdell stated funds need to be conserved.
3. **RV Storage Facility / Steve Newton:** No takers on small RV storage slots for jet skis. Communication proposal for Kevin Soliz. Motion to approve by Karla Stephens and seconded by Jennifer Virdell. 4 to approve, 1 assentation by Jerrial Wafer.
4. **Events and Celebrations / Vacant:** Joe Summers introduced Sherri Staley. Sherri reported the Elvis Night was a success. Ladies Night Out is scheduled for 4/6/2019. Easter Egg Hunt is scheduled for Easter Sunday. Bids are out for the Memorial Day Picnic. Costs are rising, volunteers will be lined up to serve food. Jennifer Virdell asked who is paying for the Spa Night. Sherri said vendor cost is free. Jennifer Virdell asked who paid for Elvis Night. Sherri said there was no cost to the POA because vendor was free. Jennifer Virdell asked who paid for signs. Sherri said she paid for signs and there was no charge to the POA. Jennifer Virdell asked if the Easter Egg Hunt is a Sherri Staley function or a POA function. Sherri said Richard Salinas agreed that the POA would sponsor this event now.

Welcome Committee: Florence Shulman reported they visited 40 homes since September / 14 renters and 26 owners.

5. **Security Gate / Jerrial Wafer:** Heather's dog died last Thursday. Yesterday was Heather's 49th birthday.

Old Business:

1. City is still accessing the time they spend on POA business. The POA Committee studying outside vendors for contracting POA Administrative and Lease costs is still meeting. No progress yet.
2. Discussion of Coalition of Concerned Citizens proposals - Already voted on earlier in meeting.

3. Drainage issues. James Woods discussed the following:
 - a. Fixing the choke point at Broadmoor drainage culvert between Maloy and Thelen residences.
 - b. Installing a grate over the culvert and the road with the holes one inch wide in the grate. Estimate cost would be approx. \$35,000 with City employees doing demolition and construction. Mr. Woods is positive that the cost should come in around \$23,000 depending on demolition costs.

Mr. Woods also said that Meadowlakes Drive is losing its road base. The cost to alleviate is \$85,000. Last time this was done was 17 years ago (maybe 2002). In the past, the POA experimented with chip and seal which is a band-aid and not structurally sound. Coated aggregated seal is a better proposal to maintain streets. The Committee will prioritize the streets by need.

Mr. Woods recommended budgeting \$11,000 for sealing Meadowlakes Drive and \$85,000 for a 2 year project to repair road base on Meadowlakes Drive. The Committee proposes the POA budget \$125,000 X 6 years in next year's street budget.

Lakeside Park repaving needs repaving. In the past, the POA has budgeted annually \$100,000 - \$150,000 for streets.

Board agreed the Committee to authorize the drainage culvert to go for bids. The proposed estimate was between \$23,000 and \$35,000 with Mr. Woods settling on \$28,000 for now.

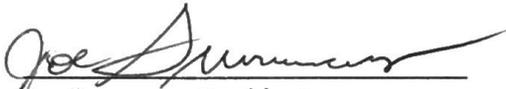
4. Proposals of Coalition of Concerned Citizens. Joe Summers stated that the POA already operates under several proposals of the Coalition. Joe Summers stated the POA should wait until the City Council commits to the Coalition proposals. Item is tabled until the City Council moves toward instituting the Coalitions proposals.
5. Lease of swimming pool for City of Meadowlakes. Joe Summers stated the POA budget year 2018/2019 did not authorize this expense. This proposal is premature discussion on the part of the City and the POA Board.
6. Reorganizing Board members responsibilities. Joe Summers recommended that Karla Stephens moves from Treasurer to Celebrations Director. Joe Summers motion to approve and seconded by Jennifer Virdell. Passed unanimously. Georgina Christy requested the status of the Recreation and Welcoming Committee remain as previously staffed.
7. Filling Board member vacancies. Kevin Soliz has volunteered as Secretary. Steve Newton motion to accept and seconded by Karla Stephens. 4 to approve and 1 against. Jerriall Wafer had a POA conflict of interest policy with the Board.

Citizen Comments: Sherri Staley declined.

Agenda for April 1, 2019 workshop:

1. Issues relating to Labor costs the POA pays to the City of Meadowlakes:
2. Initiatives to improve Board and POA member communications:
3. Drainage issues, Jim Woods cost projections.
4. Proposals of Coalition of Concerned Citizens:
5. Lease of Hidden Falls swimming pool:
6. Filling board vacancies & reorganizing board member responsibilities

Adjournment: Jennifer Virdell made a motion to adjourn and Steve Newton seconded. The motion passed 3 to 1 with Jerrial Wafer abstaining.



Joe Summers, President



Kevin Soliz, Secretary

Attendance Sign-in Sheet

Meadowlakes Property Owners Association

Monthly Meeting

March 12, 2019 6:00 PM

Everyone in attendance of this meeting
is requested to print and sign below.
Please initial if you wish to speak.

Printed Name	Signature	Request to Speak
<u>GEORGINA CHRISTY</u>	<u>Georgina Christy</u>	_____
<u>FLORENCE + MARTIN SCHULMAN</u>	<u>Florence Schulman</u>	_____
<u>Debbie Newton</u>	<u>Debbie Newton</u>	_____
<u>MA Ruescher</u>	<u>ma</u>	_____
<u>Bill + Christina Forsyth</u>	<u>Bill + Christina Forsyth</u>	_____
<u>Sherril Staley</u>	<u>Sherril Staley</u>	_____ ✓
<u>Dotie Stueck Roth</u>	<u>Dotie Stueck Roth</u>	_____
<u>Tim + Pam Woods</u>	<u>Tim + Pam Woods</u>	_____
<u>Tom Maroon</u>	<u>Tom Maroon</u>	_____
_____	_____	_____