

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

Workshop September 5, 2016

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Executive Meeting September 13, 2016

Workshop:

The workshop meeting was convened at 5:35 PM on 5 September by President Joe Summers, having waited a few minutes for arrival of Board members. Five members of the Board were present to establish a quorum. Those members present were Joe Summers, Dottie Stueckroth, Joy Marcou, Len Fate, and Jim Woods. Jerrial Wafer arrived at 6:10. Gerry Mason was absent. There were 5 residents/visitors in attendance, with all signing in.

The minutes from the August 1 workshop, the August 9 Executive Meeting were presented to the Board for review before approval in the next executive meeting.

Joe started the meeting with a discussion of the annual minutes of the prior annual members meeting in October 2015. The discussion centered on how to review the minutes without the demand for reading them verbatim. Discussion was that copies could be provided to members as they entered the hall and checked in. This would give members time to read the minutes before the vote to approve the minutes. Discussion turned to the agenda for the upcoming annual meeting. Jim confirmed that the restaurant facility has been reserved for the morning of the 8th of October, and that the restaurant was requested to furnish coffee, iced tea, and cookies for refreshments as were provided last year.

Joe mentioned the need to get members approval at the meeting for our Bylaws. Discussion was that the best approach would be to have the members vote on specific language approve the narrative of the existing Bylaws dated 10 October 2009 and authorize the President to sign those Bylaws and record them with the Burnet County Clerk. Jim said that he would draft language for a motion for the annual meeting for the Board to review in the next Executive Meeting on 13 September.

Joe mentioned that the election of officers would be at the annual meeting and that five candidates remained for consideration: himself, Len Fate, Bill Pond, Bill Raman, and Amy Reeves. He reminded the members that candidates were invited to attend the Executive Meeting of 13 September and introduce themselves to the community. Joy confirmed that she had personally invited each of the new candidates to the meeting. Joe reiterated the Board's decision in the August meeting for selection of new board members for the 2 three-year terms and the one year term.

Joe asked Amy Reeves, head of the Recreation Committee, to comment on their activities. Amy reported that they are planning a Harvest Festival on Saturday November 12 at the Club House. They have plan activities for all age groups during the day, and they would wrap up with a family oriented outdoor movie starting after 6:30PM. She plans to put information into the City newsletter as the event approaches. Also, she had received a call from the local radio station concerning the creation of the committee and any upcoming events, and asked if she or someone on the Board should return the call. The Board agreed that she should talk to the reporter. Joe said that the monthly meeting with the Mayor and City Manager did not occur this month.

He then asked for monthly updates by the directors.

Joy related that we finished our prior fiscal year with a \$3,000 surplus. Largely, the surplus resulted from increased revenues and reduced expenses for street maintenance. Year-end cash position for the general fund is about \$205,000 and about \$40,000 in the Parks fund.

Dottie said that all is going well in RV storage. All spaces are filled, and the waiting lists for covered and uncovered parking remain at about 25 each. She related that she has talked to the City about striping parking spaces to reduce complaints of some tenants infringing on neighbors spaces.

Len reported that security activities are in good shape. There are no employee issues, and he has located a new supplier for uniforms at significant less cost. He also mentioned that summarizing the new car decals between new residents for the welcoming committee and replacement vehicles really highlighted the new resident to our community. Joe thanked Len for the work in providing the Welcoming committee with the names of new residents.

Jerial related that the Welcome Committee has welcomed 54 new residents this year and reiterated thanks to Len for the new information.

Gerry was absent for the workshop.

Joe listed the issues that would be taken up by the Board in the monthly meeting. Jim will include the issues in the weekly City newsletter to inform the residents. Joe volunteered for the prayer, and Dottie volunteered for the pledge.

Joe asked if there were any comments from the audience or from the members. Hearing none, he asked for a motion to adjourn. Jim made the motion to adjourn, and Len seconded it. The meeting was adjourned unanimously at 6:55 PM.

Executive Meeting:

The Executive meeting was convened at 7:00 PM on 13 September by President Joe Summers. Six members were present to establish a quorum. Attending were Joe Summers, Dottie Stueckroth, Jerial Wafer, Len Fate, Gerry Mason and James Woods. Joy Marcou was absent. Joe led the meeting in prayer, and Dottie led the pledge of allegiance. There were 16 residents/visitors in attendance, with 15 signing in.

Joe asked if there were any discussion on the August workshop and monthly meeting minutes. Hearing none, he asked for a motion to approve the minutes of the three meetings. Len made a motion to approve the minutes, and Gerry seconded. The minutes were approved unanimously.

Treasurer's Report. Jim gave the Treasurer's report in Joy's absence, citing the following information from Joy. The Association closed its prior-year books with a \$3,000 surplus of revenues over expenses. Approximately, \$35,000, of planned funded was not needed. Specifically, no emergencies arose during the year, so funds reserved for contingencies were not needed; and monies set aside for the City to install a new canopy at the pool was not used. Additionally, expenses for street maintenance and fence repairs were less than planned, and revenues were higher than planned.

Directors' Reports.

Dottie reported there are 25 residents on each waiting list for RV storage parking. Len mentioned that he had spoke with Mr Houey who owned the property adjoining the RV storage

about leasing land to increase the storage facility. Discussion centered on what would need to be done to open access to the additional area and what would be the costs. Part of the discussion was about the Association's objective in operating the RV storage whether we should look to the RV storage as a source of funding to support other activities, or we should try to provide sufficient spaces to accommodate residents demands.

Len reported that 390 decals were issued through the end of August versus 400 for all of 2015. The security is very active, and all is going well. Joe mentioned that a resident had called about commercial yard care persons working on Sunday, which is not allowed under the CCRs. Len said that the guards are attentive to the requirement, but that he would remind the new employees.

Jerial related that Building Committee work was light. He mentioned that the Welcoming Committee was very active with the new information provided on car registration, with 21 new residents in August compared to a monthly average of 6-7. Sherri Staley discussed the committee's work and their new member. She also mentioned that the committee had compiled Bios on new residents whenever a newsletter could be published. Jerial asked Amy Reeves to review the Recreation Committee activities. Amy said that the committee has planned a Harvest Festival starting at 9AM on November 12. Activities will include golf competitions, pickle ball demonstrations, carnival, and an evening movie.

Gerry reported that stones to renovate the retaining wall at the entry to Lakeside Park have started to arrive. The plan is to demolish the existing wall and form the new wall with the limestone blocks. Also, tree trimming in the Fairway Lane area is needed to remove limbs overhanging townhomes.

Old Business.

1. Jim reiterated that the approved Bylaws from the 2009 Annual Meeting have been found but were never recorded in the County's property records and required by State law. Based on discussions during the workshop, he read a motion that would be presented to Association members at the upcoming Annual Meeting on 8 October. The motion to be placed before the Association members is "the Meadowlakes Property Association in annual meeting October 8, 2016, with sufficient quorum of authorized voters does hereby approve the Association Bylaws as approved by Association members at the annual meeting on 10 October 2009, and further approve the current Association President and Secretary to sign and record the Association Bylaws with the Burnet County Clerk's office." The Board agreed to the narrative.
2. Joe summarized the election process for the Annual Meeting and identified the five candidates for three positions. Joe introduced the candidates: himself, Len Fate, Bill Pond, Bill Raman, and Amy Reeves. All candidates were in attendance. Joe reminded the attendees that bios on each candidate were included in recent mailout to all members. He offered each new candidate an opportunity share a few words with the Board and residents. Amy Reeves spoke first and summarized her education, commercial work experience, and her activities in Meadowlakes to include heading the Recreation Committee and serving on the Long Range planning committee. Bill Pond spoke of his career in law enforcement, his current interests in hospitality, and his interest in participating in the community's management. Bill Raman summarized his education and career as an attorney interfacing engineering and patent and trademark law; and mentioned his work with the Long Range planning committee and his effort to guide and resource the renovation of the tennis courts within the community. He stated that his

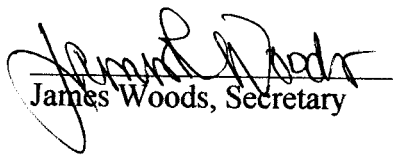
experience in assisting in the development of business plans for major corporations provides him with a unique ability to compare and evaluate business objectives and resource options that would be beneficial to the Association. Joe thanked the candidates, and reminded the audience to attend the Annual Meeting for election of officers.

New Business.

1. None.

Joe asked if there were any other comments from the audience. Hearing none, he asked for a motion to adjourn. Gerry made the motion to adjourn, and Len seconded the motion. The motion passed unanimously. Joe announced that the next Executive meeting would be at 7:00 PM on September 13. The meeting was adjourned at 7:40 PM.


Joe Summers, President


James Woods, Secretary