

4800 Spring Meadow

Midland, TX 79705

Thursday, March 27, 2025

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse on March 27, 2027. Board Members Amy Innes, Ruth Robinson, Russ Hale, Monte Duncan, Manuel Lujan and Linda Whitaker were present.

Amy Innes, President, called the meeting to order at 6:30 pm.

Russ Hale made a motion to accept the Minutes of the February 20, 2025 board meeting. The motion was seconded by Monte Duncan and approved by the Board.

Rhonda King, who is a resident of Meadowpark was then allowed to speak to the Board about an issue she had regarding the towing of a car parked outside her family's home.

Claricia gave the financial report. Currently there is \$22,096.03 in the checking account and \$54,401.26 in the savings account. There are still \$15,900.00 in outstanding dues. Monte Duncan made a motion to approve the report, Ruth Robinson seconded the motion, and it was approved.

Amy Innes asked that Claricia add all expenses to the budget spreadsheet to help the board see what has been spent.

When asked about quotes for our HOA insurance, Claricia said that she would wait until May to get quotes from insurance companies because they don't like to give quotes until about two months before the insurance is due.

Claricia indicated that we have exceeded our cloud storage on the computer for the HOA. At this time our storage is free but if we need to buy more space, it will be about \$120 per year. Amy was going to talk to our attorney about what documents we need to keep on the computer and what we can delete to free up space.

There was discussion regarding offers the HOA has received to purchase HOA mineral rights. It was decided that it would help to have the opinion of an experienced landman who deals with purchase and sale of mineral rights. In the next 2 weeks, Russ Hale is going to contact some landmen he knows who might be able to guide us.

The closing for the HOA property along "A" Street has been pushed back until the end of April.

There was a motion made by Linda Whitaker and seconded by Ruth Robinson to remove past board members David Rotan, Gerald McCarver and Jose Flores as signatories on the savings

account and add current board members, Amy Innes and Monte Duncan, as signatories on the savings account. The board approved this motion.

It was also approved that Amy Innes transfer \$500 from the checking account to the savings account. This is because Amy was contacted by Pam from the Bank to let her know that our savings account has not had any activity for so many years that the State could take the funds in the savings account for inactivity.

There was a motion made by Manuel Lujan and seconded by Ruth Robinson to recognize Steven Kot who spent his own time and money (with board approval) to add crushed gravel to HOA property as an extension of his driveway.

There was a homeowner who requested to opt out of having his name and other information be put on the HOA roster. There was a discussion, but nothing was decided at this time.

There was discussion regarding whether a homeowner's delinquent past dues should be included with the quarterly dues statement. A motion was made by Ruth Robinson and seconded by Russ Hale that all dues (past and present) should be included in quarterly dues statement. The motion was approved. Quarterly dues statements will be sent to all homeowners next week,

A letter with reminders of residents HOA responsibilities was prepared and will be sent out to all residents. Claricia will send letters about a trailer and a washing machine that need to be removed.

Steven Kot sent the board a bid for power washing and painting the pool dock, and also a bid to seal 4 of the small parking lots. A motion was made by Linda Whitaker and seconded by Manuel Lujan to Let Steven Kot power wash and paint the pool deck but wait on doing anything to the parking lots at this time. The motion was approved.

There was discussion regarding whether a person who works for the HOA should be bonded and carry insurance. There was a motion by Manuel Lujan and seconded by Ruth Robinson that anyone who works for the HOA must be bonded for at least \$10,000 and carry liability insurance in the amount of \$100,000. The motion was approved.

Steven Kot has agreed to continue to update the website when asked and has updated it.

Russ Hale said that H&R Tree Company will give a bid to repair the sidewalk that has buckled because of the tree root.

There was discussion about if anyone has looked into the prices of seed and/or ground covering plants to put in common areas where needed. Amy said she looked online. Russ said it is too early to spread seed because the ground is still too cool, but it would be okay to use ground covering plants.

Steven Kot said he would be glad to help with issues at the pool while it is open. There will be a sign(s) put up to let people know board members' phone numbers they can call if issues come up

at the pool. Two signs are to be put on the doors to the clubhouse that will have the HOA's website information. Monte will go to Fast Signs and get the signs done.

With the sale of the property on "A" Street, we need to make sure there are three people to serve on the Architectural Committee. Currently Manuel Lujan and Connie Treece are on the committee. Amy is going to contact Connie to make sure she will still serve. Someone will contact Steven Kot to see if his wife, Alana, would be willing to serve. Manuel Lujan will be chairman of the committee.

Manuel Lujan and Claricia will conduct a financial audit.

There being no more business, a motion was made by Linda Whitaker and seconded by Russ Hale to adjourn the meeting. The motion was approved, and the meeting was adjourned at 8:35.