

**Meadowpark Homeowners Association
4800 Spring Meadow
Midland, TX 79705**

Thursday, December 15, 2025

Minutes of HOA Board Meeting

The Meadowpark HOA Board Meeting was held in the clubhouse on December 15, 2025. Board Members Amy Innes, Monte Duncan, Manuel Lujan, and Linda Whitaker were present.

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

Amy recognized resident Brad Swendig of 4900 Kingsboro Court who came to share pictures of what other subdivisions in Midland are doing to enhance the look of the landscaping in their HOAs since the Meadowpark HOA is looking for ways to improve the general areas of our subdivision. He suggested that the HOA may want to use xeriscaping that would require little maintenance or water. He also gave suggestions on what he would use from his experience and said he would be glad to help with any projects.

Amy then recognized resident Ashley Scaglione of 4805 #1 Spring Meadow Lane who had questions regarding what the HOA would allow her to use to repair her new home because of the deterioration of the brick. She said she would like to either paint the brick or use a German Schmear. We explained that the HOA covenants do not allow the brick on homes to be painted. We also told her that the covenants need to be revamped, but to amend any of the covenants to allow for painting brick, it would take a vote from all homeowners and then a 2/3 vote to pass the amendment. Manuel said if she would show is a picture of what the German Schmear would look like (which she did from her phone), he would check case law to determine if German Schmear is considered a form of painted brick and, if it is not, we could vote to approve her request to move forward with using that form of repair on her home. She also asked if she could get information about the company that owns the house next to her so she could visit with them about the house. After she told us about the state of the house and fence (which she had replaced) separating the two houses, we asked Claricia to send the company a letter regarding things that need to be done to the house and grounds.

Financial Report:

Claricia gave the financial report. Currently there is \$91,308.00 in the checking account and \$76,901.26 in the savings account. The outstanding balance of Accounts Receivable is \$21,510.66. Three homeowners who continue to have outstanding dues for four or more quarters, totaling \$9,607.00 and six homeowners have outstanding dues for the 3rd and 4th quarters totaling \$3,554.00. Homeowners who have not paid 4th quarter dues have 2 weeks to pay before being

considered delinquent. Claricia sent reminder letters and indicated that some homeowners have recently brought their accounts current.

There was a discussion about whether to set up a money market account with Community National Bank or look elsewhere for a better rate. After discussion, it was decided that Community National would give us as good a rate as other institutions. There was discussion about the amount of money transferred from the savings account into a money market account. A motion was made by Linda and seconded by Manuel to move an amount from the checking account to the savings account with the result being that the savings account would total \$125,000 and to then set up a money market account and transfer \$100,000 from the savings account into the money market account. The motion passed. Monte said he was going to the bank tomorrow to transfer funds from the checking into the savings account to bring the savings account to a total of \$125,000, and, at that same time, he would visit with a representative of the bank about what we need to do to set up a money market account and transfer funds into that account.

Monte informed that board that the HOA has been overcharged for many years by the City of Midland on the two accounts for the HOA. Monte will contact the city so that corrections to the accounts can be made. The results of the corrections will be reviewed at the January 2026 board meeting.

Claricia reported that her goal is to have the finalized spreadsheet for 2026 completed by the HOA budget meeting which will be on Sunday, January 11, 2026, at 2pm. She indicated she would be on vacation from December 29-January 9th so she will be available for the January Budget Meeting via zoom. At the same time, there was discussion and it was decided that the HOA's Annual Meeting will be on Saturday, January 24, 2026, at 9am at the clubhouse. With no other matters to come before the Board, a motion was made by Monte and seconded by Manuel that the financial report be accepted. The motion was approved.

Reports:

There was discussion that with Russ and Ruth gone, we need to recruit new members for the January election. Ashley Scaglione indicated after her meeting with us that she would be interested in being on the board.

Courts and Playground:

The basketball and tennis courts have been completed by Steven and Alana at a cost of \$28,000-30,000. Monte also reported that the lock to the courts is not properly locking and will have Steven look at the lock. Monte said right now there are wooden benches inside the playground area. At some point he indicated he would like to replace the benches with metal benches like the ones throughout the subdivision. The cost would be \$2,000 for each bench. The project has been tabled at this time.

Volleyball and Tetherball Poles: The tetherball pole has been installed, and the volleyball poles will be installed as soon as it is determined what the width between them for the net needs to be.

Grounds:

(a) At last month's meeting, Monte indicated that Lan Powers had 10 big boulders that he would sell to the HOA to be used around the grounds for \$900. Monte reported that the number of boulders is closer to 20 and that Lan will sell all of them to the HOA at the \$900 price. Some of the boulders will be used on Meadowpark Drive where the juniper shrubs were removed. He suggested using the remaining boulders on the east side of the basketball court where the crushed granite work has been completed after the sprinklers were removed.

(b) He would like to get a quote from H&R Tree Trimming of Brady, Texas to drill the stumps of the trees that were recently cut down. He will communicate that price by text to board members.

(c) Monte reported that there was a complicated leak on the HOA's underground water supply line in the 4823 cluster that Devin repaired today.

Solar Lights Update: Monte said he has put solar lights on fences down all the cluster alleys and along the sidewalks of the clusters. He reported positive responses with only one complaint. Mr. Emanuel said he did not want the light on his fence. No response has been sent to Mr. Emanuel, but Monte said he would contact him.

Fence Light Repairs: Monte reported that he purchased 8 lamps from Amazon at a cost of \$325 to be used to replace the ones on Meadowpark Drive that were not working. Basin Electric used 7 of the lamps and one is in storage.

Clock Repair: Basin Electric of Midland inspected the clock. Electricity was restored to the clock that faces Meadowpark Drive and Spring Meadow Lane. But the clock that faces the owners' (Jake and McKenna Holifield) home needs a new motor. The Hollifield family will pay for the repair of that clock and for the repainting of the clock.

South Wellhouse Repairs: Monte said Eric Nelson will start repairing the door and the north wall of the wellhouse on Tuesday, 12/16/25.

Boros Parking Lots: Monte reported on the quoted price from Steven for work on the streets. Steven divided the project into two projects, giving a price for each one. After discussion, Amy gave Monte a card for PBS Paving of Midland so we could get another quote before deciding what to do.

French Drain in 4713 Cluster: Currently, Lan Powers has not given Monte a price for the project.

Architectural Committee: Manuel said the owner of the property on A Street called him with a question about the HOA Covenants. Manuel tried returning his call but had to leave a message.

Clubhouse Payments: Claricia brought up a question about deposit payments for renting the clubhouse. The usual way is for the renter to write two checks, one for \$200 for the rental of the clubhouse and one for \$175 for the deposit, which will be returned if the clubhouse is cleaned. She reported that the resident that rented it on December 13th didn't have a checking account so she ended up invoicing him for the rental, but since they would get the deposit back, she waived the deposit because of bookkeeping issues in returning the deposit. The clubhouse was cleaned so there was no problem. There was discussion about what to do in the future, and it was suggested that if the residents do not use checks Claricia could invoice for the rental and either the renter could give us a certified check or cash for the deposit which we could return to them after inspection. There was no action taken at this time.

Other Business: With the problems the subdivision is having with vandalism lately, Monte suggested we hold a Meadowpark Community Safety meeting in January/2026 and bring in the sheriff and/or police to visit with the residents. After discussion, it was decided that Monte and Steven Kot will visit with the Midland Police Department and the Midland County Sheriff's Department about a proposed date for this community meeting.

There being no other business, a motion was made by Linda and seconded by Manuel to adjourn the meeting. The motion was approved, and the meeting was adjourned at 8:54 pm.

The Budget Meeting will be on Saturday, January 10, 2026, at 2 pm.

The Annual Meeting will be on Saturday, January 24, 2026, at 9 am, immediately followed by a meeting of the new board.