

**4800 Spring Meadow**

**Midland, TX 79705**

**Thursday, November 20, 2025**

**Minutes of HOA Board Meeting**

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse on October 30, 2025. Board Members Amy Innes, Monte Duncan, Manuel Lujan, and Linda Whitaker were present. Ruth Robinson was absent.

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

Monte made a motion and Manuel seconded to accept the Minutes of October 30, 2025, and the motion was approved.

**Financial Report:**

Claricia gave the financial report. Currently there is \$36,675.34 in the checking account and \$76,901.26 in the savings account. The outstanding balance of Accounts Receivable is \$20,702.00. Three homeowners who continue to have outstanding dues for four or more quarters, totaling \$9,607.00, and have liens on their property. One homeowner is four quarters past due totaling \$864.00 and has had a certified letter sent informing him that if nothing is received by the end of December, the HOA will begin proceedings to place a lien on his home.

As we continued to go through the financial statement, Monte suggested inviting the CPA to a future meeting to provide the Board with an overview of the financial statement and accounting practices so we can have a better understanding of balance sheet.

Claricia reported that Conoco-Phillips has approved our request to have the mineral oil payments automatically deposited, however it will take approximately 120 days for the payments begin automatically processing.

Claricia reported that according to an NRG Energy representative the extra account has been closed but, since she has not received a November invoice, she doesn't know if we have received a credit or if they have, inadvertently, charged us again.

There was discussion regarding the budget for 2026. It was decided that we would hold a special meeting before the Annual Meeting which will be 2<sup>nd</sup> or 3<sup>rd</sup> week of January to make a budget so we will have a better view of what the final budget items for 2025 have been.

Manuel reported that he has researched the rate of return on CDs from various banks and has found that the rate is comparable at each bank and is a small return rate. He also stated that Credit Union rate of returns is even lower than banks. There was discussion about different

scenarios regarding how the funds in the HOA savings account could earn a higher yield. It was decided that we would check with other banking institutions and brokerage firms to see where we could get the best rate of interest and what types of accounts would be best to achieve that goal.

With no other matters to come before the Board, a motion was made by Linda and seconded by Manuel that the financial report be accepted. The motion was approved.

### **Reports:**

Meadow Park Lot: Amy reported that the closing on the lot will be at 9am on Friday, November 21, for \$92,250. The final amount the HOA will receive after all expenses are taken out will be \$87,514.64. There was then discussion about how much we want to keep in the savings account which currently is \$76,901.26. We agreed to maintain a \$125,000 minimum in the savings account. With the current balance at \$76,901.26, \$48,098.74 will be moved from checking to savings.

Courts: The cedar trees are causing some problems on the basketball courts because of the roots. Monte said that Lan Powers is in the process of selling his stone and rock business but has 10 big boulders he would sell us for \$900. He suggested that we buy the boulders and place some of them where the Juniper bushes have been removed on Meadow Park and some be put on the east side of the tennis/basketball courts where the sprinklers have been turned off. Monte

Clubhouse: Linda reported that there is a reservation for the clubhouse on Sunday, November 23.

### Grounds and Structures:

(1) Monte reported that the Junipers along Meadowpark Drive were removed at a cost of \$3,600.

(2) Monte reported that Lan Powers has 10 large boulders that he would sell to us for \$900. Monte said he thought it was a very reasonable price, and that the boulders could be used in different areas throughout the subdivision. A couple of his suggestions were in the area where the Junipers were removed, and some on the east side of the tennis/basketball courts where Devin has turned the sprinklers off suggesting that we could have that area cleaned out and gravel placed there along with the boulders. After discussion, it was decided that Monte would get a quote for the price for what the gravel and work would cost for the east side of the courts together with the boulders. Once we have that quote, he can do a motion by text to accept the quote.

(3) Trees: Monte reported that there are several additional trees that need to be trimmed. The cost to trim the trees would be between \$3,600-\$4,000. Amy suggested we wait until next year to do any additional trimming and put it in the new budget. Monte agreed but said there are three trees that need trimming because they are brushing the top of home roofs. A motion was made by Manuel and seconded by Linda to allocate an additional \$2,000 to this year's budget to take care of the trees that need to be trimmed at this time. The motion passed.

(4) Courts: Monte reported that Steven may need additional funds to complete the basketball court because of the problem with the cedar trees along the court.

(5) Dog Park: After discussion about whether to continue with the dog park, it was decided to table the decision until the 2<sup>nd</sup> quarter of next year,

(6) Solar Lights: Monte said he put solar lights down 3 or 4 alleys to see how they worked. He said they helped, and we decided to wait until next year to consider whether to purchase more lights or perhaps have solar poles.

(7) Boros Parking Lots: Monte talked with Steven about doing the work. Steven said Hillsboro needs the most work, and he would do the resurfacing and restriping of the parking spaces to increase the spaces from 9 to 10 for \$2,250. This does not include resurfacing the entire parking lot from the entrance off Meadowpark Drive only the small parking area. After discussion, Monte was asked to visit with Steven and see if he would be interested in repairing the entire street and, if so, what his quote would be. Linda asked about the city taking over the streets and the consensus was that the HOA would need to do too much work to make it worth having them take over.

(8) Monte reported that some of the lamps along the Meadowpark fence need new lights. He said the lights are not the kind that can be replaced with a normal lightbulb. He wants to get a quote from Basin Electric to do the work. He also said he would like to get a quote from Basin Electric to have the Clock in the yard on the corner of Meadowpark Drive and Spring Meadow repaired. It has not worked for a long time, and he feels it would add a nice touch to the subdivision. Since the clock is owned by the homeowners and not the HOA, if we get a quote, we will let the homeowner know to see if they would like Basin Electric repair the clock at their expense and at the same time the lights on Meadowpark are fixed. After discussion, a motion was made by Monte and seconded by Manuel to allocate \$500 for quotes on the two projects and repair of the lights on Meadowpark Drive. The motion passed.

(9) Tetherball and Volleyball Poles: Monte reported that he talked with Triple T Fence about what they would charge to install poles for tetherball and volleyball in the playground area. They gave a quote of \$200. He said Steven was going to research the several types of volleyball nets – we need 30’ of netting.

(10) Pump Room Door: Earlier this year we approved having Eric Nelson repair several things in the subdivision, one of which was the pump room door on the west side of the clubhouse. He told Monte that he ordered the door and was waiting to get it. Once he gets it, he will replace it.

(11) Monte said he, Steven and Lan looked at the sidewalk at 4713 Spring Meadow regarding putting in a French drain in. Monte said he would ask Lan for a quote as soon as it was decided the best way to do the work.

Architectural Committee: Manuel reported that the new resident who bought and is building a home on A Street is working with another building contractor to build his home, but Manuel does not know who it will be or when they may start. He said the resident knows he must get everything approved by the committee before they can proceed.

**New Business:**

The lady who bought Russ Hale's house has said that portions of the house need brick repairs, but the type of brick used to build the house is no longer available and has asked permission to paint the brick. There was discussion regarding what we can authorize since the HOA covenants do not allow painted brick. There was discussion but nothing was determined at this time. She also said the empty house next door to her has two trees that are wrecking the fence between them. She wants to know if she can ask the owner of the house if they will do something about the trees. The home is owned by a company out of California. She also said if the company would be willing, she would buy the house if they would sell it. No determination was made about this situation by the Board.

There being no more 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 8:22 pm.

The next HOA Board meeting will be on Monday, December 15, at 6:30pm.