

4800 Spring Meadow

Midland, TX 79705

Thursday, July 24, 2025

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse on July 24, 2025. Board Members Amy Innes, Russ Hale, Monte Duncan, Manuel Lujan, and Linda Whitaker were present. Board Member Ruth Robinson was absent.

Amy Innes, called the meeting to order at 6:34 pm.

Minutes of the June 26, 2025 meeting and Special Meeting on July 19, 2025 were approved via email.

Financial Report:

Manual reported that he and Claricia completed the audit of the books on July 17 and everything balanced out.

The financial spread sheet shows that there is \$30,923.49 in the checking account, which is up from \$12,912.85 in June, and \$54,901.26 is in the savings account. There are \$15,798.00 in outstanding dues, which are down from the \$16,573.00 in June and the lowest number of homeowners with outstanding dues for a long time. After questions and discussion about other items on the financial spreadsheet, Linda made a motion to accept the financial report, Manuel seconded, and the motion was approved.

There was discussion about putting a certain amount per month for general spending on lawncare\area maintenance and where we are putting the money spent for this on the spreadsheet. Claricia said she would add an item to the spreadsheet that lists all expenses and income.

There was discussion about upgrading the drop box storage with a cost of \$120 per year. A motion was made by Linda and seconded by Russ, and it was approved to upgrade the storage. Claricia will keep a backup of the files on a thumb drive.

Claricia reported that the lawyer is considering trying to put a lien on the oil royalty that homeowners with outstanding balances.

Claricia also organized the office files and she and others who would like to help will work on getting rid of old files that the HOA no longer needs to keep.

Jane Petree has asked to come to our next board meeting regarding finance questions she has.

Committee Reports:

Lots for Sale: Russ reported that the closing on the “A” Street property is set for July 31. Devin has located and flagged all the sprinkler heads and valves in that area that will need to be shut off after the closing. Monte reported that the water line from the north well on that portion of the property goes down the middle of the property and would be redirected once the sale is completed. Monte indicated that Devin would need to rent a trencher to do work and was going to ask Devin if he would do the work for \$75 per hour, and it would cost less than \$5,000 for the trencher and his work.

It was reported that there has not been much interest in the Spring Meadow lot that is for sale. There was discussion about lowering the price of the lot and whether to keep Susan Palmer as the realtor since the current contract with her has ended. Russ made a motion and Manuel seconded to visit with Susan about the price of the lot and, also, to keep Susan as the realtor. The motion passed.

Grounds:

Russ reported that the naturalization areas have been seeded. We will wait on putting vines in other areas. He said there is one large oak tree that needs to be trimmed and will contact a local company to do the work since it's a small job, but more than Devin can do.

Monte reported on various projects he has completed and the costs of the projects. After discussion regarding Monte having to come to the board for money for the small projects, there was a motion by Russ and seconded by Manuel and approved that the HOA would set up a capital improvement fund of \$1,000 per month for general maintenance and expenses. Monte will then be able to use money from the fund to purchase things he needs for various purposes (i.e., seeds, fertilizer, parts for equipment, etc.) without board approval. However, for a project that will exceed \$2,000, he must have board approval.

Monte also reported that the grass in drainage ditch that borders the east side of the subdivision has grown extremely high and that he contacted the city to ask them to mow it. Because of recent rains, the city is behind so we don't know when that will happen. If the city takes too long to get the grass and weeds cut, he suggested we hire a company for \$500-\$750 to come spray to kill the grass and weeds on the east side of the subdivision. Monte made a motion and Russ seconded to hire a company if necessary to spray the weeds and grass on the east side of the subdivision. The motion was approved. He also reported that one or more of the homeowners on the east side have been dumping their grass and leave clippings on the border of the drainage ditch instead of using the dumpsters. He has asked the city if they would put up “No Dumping” signs alone the drainage area. Amy showed us a pending letter she thinks should be sent to all homeowners regarding home improvements that the HOA has asked residents to do (i.e. mowing their grass, etc.). The letter will state that if the homeowner does not comply with the request(s) that at some

point the HOA will hire someone to do the work and the homeowner will be charged for the work on their monthly invoice.

Monte reported that Eric has completed the work on fixing and repainting the Cluster address makers. This cost more than was expected. Eric quoted \$1,400 but after the work was done the final price was \$3,150-\$3,200.

Pool and Courts:

Monte reported that there have been very few problems regarding disturbances at the pool this summer. He suggested that we ask Steven Kot to monitor the swimming pool through the end of August. Russ made a motion for Steven to monitor the pool through August, Monte seconded, and the motion was approved. There was discussion about closing the pool after National Night Out and, also, maybe shorten the hours or days that it's open. Amy talked about the alarm device that could be set up so if someone came into the pool area after hours an alarm would sound. After discussion, she said she would do more research.

Steven Kot has done a patch test on the tennis court and has said he would fix cracks, resurface both the tennis and basketball courts, repaint and put lines for tennis and pickleball for \$10,000. A motion was made by Linda and seconded by Monte to have Steven do the work and then in January to put in a budget item for maintenance of the courts. The motion was approved.

Architecture:

Since there needs to be a third person on the Architecture Board, it was suggested that Jane Petree be asked to join. Monte called her and she agreed to be on the committee. The committee is now Manuel Lujan, Ruth Robinson, and Jane Petree.

Clubhouse:

Ruth let Amy know that the clubhouse was rented for Saturday.

Amy brought the red vests she ordered for each board member to wear when we had occasions like National Night Out. There was discussion about whether to put the HOA logo on the vests or just HOA Board Member and what color embroidery to do them. It was decided to use gold embroidery for the name. Amy is going to contact several places that do embroidery to find the best price.

New Business:

Monte found a Mission Statement written by Charlie Morgan in the office file cabinet. It was decided that it might be good to write a new mission statement for 2026.

Business for Next Meeting:

Jane Petree to be put on August meeting.

The next board meeting will be on August 28.

There being no more business, a motion was made by Russ and seconded by Manuel to adjourn the meeting. The motion was approved, and the meeting was adjourned at 8:16 pm.