4800 Spring Meadow

Midland, TX 79705

May 28, 2026

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse on May 28, 2026. Board Members Amy Innes, Manuel Lujan, Monte Duncan, and Linda Whitaker were present.

Amy Innes, called the meeting to order at 6:35 pm.

Amy presented the April Minutes to the Board. After review, Manuel made a motion to approve the minutes, Monte seconded and they were approved.

Financial Report:

Currently there is $31,737.41 in the checking account, $25,365.53 in the savings account, and $65,206.38 in the Money Market for a total of $122,309.32. The outstanding balance of residents who are three or more quarters behind in dues is $10,270, and the outstanding balance of residents who are two quarters behind in dues is $9,747. These residents have had their privileges to the pool and courts revoked at this time.

Claricia reported that the HOA received a mineral check from Conoco-Phillips in May for $202 but did not receive a check for April. She also reported that she is ready to send out 3rd quarter dues invoices in July with the addition of paying a convenience fee if dues are paid with a credit card. She will send out a letter in June to remind residents.

Amy asked Claricia if the HOA insurance has been paid for the year and Claricia said she would make the payment in June.

After discussion on other budget matters, Manuel made a motion to approve the financial report which was seconded by Linda. The motion passed.

Lots: Claricia reported that after sending a letter to each of the two new lot residents about the upkeep of their property, the Spring Meadow Lane owner has agreed to have the HOA mow the property for $50 per month. Claricia, however, said Mr. Blakeney, the owner of the A Street property, has not responded, and said she would send him another letter explaining that beginning July 1, if he has not taken care of the mowing, we will begin mowing the property and the cost will be included on his quarterly invoice.

Grounds: Monte reported:

(a) Devin is on track to mow every 7-10 days. He also reported that that Devin is attempting to locate control valves in two areas that are causing sprinkler problems.

(b) Eric Nelson has completed his work on the various wells and other areas and should be installing the door on the pump room at the clubhouse next week.

(c) One of the two pressure tanks in the North Well is not working and needs to be immediately repaired in order that the grass doesn't die. Monte gave us an estimate from J-R's Water Well Service Inc. of $4,453.41 and that the work could be done next week. After discussion, Monte made a motion to accept the proposal for the repairs and Manuel seconded. The motion was approved. Monte will contact J-R's to come make the repairs.

(d) Devin made electrical repairs (replacing photocells) on some of the solar lamps rather than calling the electrical company who would have charged more for the work.

Amy said she feels that the weeds in her area are still prevalent even though the company we hired to spray for weeds has completed the work. Monte said he would have them come back out and respray her area.

Pool: Monte reported that the first weekend of the pool's opening was a tremendous success. Along with two parties who rented the clubhouse on Saturday and Sunday, the pool was full. Monte reported that there 3 cameras at the pool are not working and he would see that they will get fixed. Claricia also said she would contact the resident who owns a service dog to remind them of the rules about having a service dog at the pool. Monte reported that a couple of residents have had to get new key cards at a price of $100 per card.

Clubhouse: There were two rentals last weekend (Saturday and Sunday) and there are two more next month. Monte reported that the center AC unit in the clubhouse does not work properly and he would call someone to come fix the problem. It was also decided that the pool will close after Labor Day this year rather than keeping it open until October.

Architectural Committee: Manuel reported that Michael Galindo has ordered brick to do the bricking of his storage building. Monte brought up the letter from Rodney Robinson about, among other things, the projects he has planned for his property and his desire to get approval from the HOA per our Covenants. Manuel said he has talked to Rodney.

New Business:

Flag Contract: Monte reported that Winkle Flag Service put up the last flags on Memorial weekend that the HOA contracted for. He said the company puts out flags 6 different holidays at a cost of $1,247 per year. After discussion, Linda made a motion to continue with the company next year at a cost of $1,247, Manuel seconded and the motion was approved.

Playground Signage: There was discussion regarding putting up a sign at the playground with a disclaimer and rules for residents. Amy said she would do research and prepare suggested signage we might use.

There was discussion about setting up a schedule for the board to monitor activity at the pool this summer. Each board member indicated when they could check each day.

There being no other business, a motion was made by Manuel and seconded by Linda to adjourn. The motion passed and the meeting was adjourned at 8:20 pm.

The next board meeting will be on Thursday, June 25, 2026, at 6:30 pm.