

4800 Spring Meadow
Midland, TX 79705

Thursday, May 29, 2025

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse on May 29, 2025. Board Members Amy Innes, Ruth Robinson, Russ Hale, Monte Duncan, and Manuel Lujan were present. Board Member Linda Whitaker was absent.

Monte Duncan, called the meeting to order at 6:30 pm.

Minutes of the April 29, 2025 had been approved by vote over text previously.

Financial Report:

A suggestion from a resident that we post bank balances and accounts receivable balances in the quarterly statements emailed to residents was tabled until the June meeting.

The yearly insurance for the HOA is up for renewal. The current policy had a decrease of \$2,104.77. It was decided to renew our current policy.

Manuel made a motion to approve the continued use of the company that puts flags out for holidays at \$650 per year. Ruth seconded, and the motion was approved.

Claricia reported that there was \$34,057.07 in the checking account, and \$54,901.26 in the savings account. There is \$14,972.00 in outstanding dues. Claricia will check to see if NRG offers a plan to average payments for the year.

Committee Reports:

Grounds:

Russ provided a plan to set up an area for “naturalization” using native grasses and wildflowers and to purchase English Ivy to plant in areas near homes where grass will not grow. Ruth made a motion to approve the plan, Manuel seconded, and the motion was approved.

Russ will send the board an estimate on additional tree trimming needed.

Monte made a motion to approve the purchase of 4 new lamps for the brick fence on Meadowpark Lane and pay Cory Sly electric to install them. Ruth seconded and the motion was approved.

Pool and Courts:

Monte raised concerns about behavior and monitoring of the pool. The board have agreed to all monitor the pool and it was agreed to pay Steven Kot \$20 per day starting on June 3 until at least July 7th to check on the pool every night at 10 pm to ensure all residents have left, clean up any trash, straighten up the furniture and empty the trash cans. Steven will respond to any after hours complaints about the pool for \$50 per incident, and any daytime hours complaints for \$25 per incident. It was also suggested that we include something in the letter to the residents about calling the non-emergency police number if they see any after hours activities or anything at all that would warrant such a call. We will also clarify in the letter that residents are allowed to bring no more than 4 non-resident guests to the pool at one time.

Architectural: We continue to look for members for this committee.

A resident has asked about the possibility of purchasing some of the HOA land outside his home to build an addition. Our Lawyer said we could legally do this if we choose. Monte contacted the City of Midland about permitting and other requirements. The resident (Michael Galindo, 4705 #4) has been advised he will need to speak with the City of Midland and have plans and permits before the HOA will make any decisions.

Clubhouse:

Ruth said the clubhouse is rented on Friday 5/30/25.

Financial Audit: Manuel reported that the audit has not taken place yet because they do not have all of the bank statements. He is going to reach out to the bank for these.

New Business:

A draft letter to residents was presented to the board. They asked that we reiterate the pool rules, clarify that each resident may bring no more than 4 guest at a time, and remind everyone to vacate the pool if any lighting is visible. We will also include statements clarifying that if a pool card is lost or damaged there will be a \$100 replacement fee. There will be no charge if the card is not damaged but will not work. We will also clarify that if a resident is late paying their dues, the card will be deactivated. Late is defined as not paying the full quarterly amount of dues by the start of the next quarter.

No one wanted to take over any social media postings for the HOA, so it was decided that the website will be our only social media outlet at this time.

TO Do before next meeting:

Monte and Claricia will go thru the drop box files and purge any that are not needed.

Monte and Russ will select an area for “naturalization”, planting native grasses and eventually also some wildflowers.

Monte and Russ will purchase English Ivy and plant them in a selected area to see how well it will work as ground cover where grass will not grow.

Amy will research the cost of vests for board members, so we will look “official” when conducting HOA business

Send out letter to residents

Look into rental situation for home owned by the Marinez family.

There being no more business, a motion was made by Ruth and seconded by Manuel to adjourn the meeting. The motion was approved, and the meeting was adjourned at 8:25 pm.