

**4800 Spring Meadow  
Midland, TX 79705  
Thursday, June 26, 2025**

**Minutes of HOA Board Meeting**

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse on June 26, 2025. Board Members Amy Innes, Ruth Robinson, Russ Hale, Monte Duncan, Manuel Lujan and Linda Whitaker were present.

Amy Innes, called the meeting to order at 6:28 pm.

Minutes of the May 29, 2025, were approved via email.

Financial Report:

A suggestion from a resident that we post bank balances and accounts receivable balances in the quarterly statements emailed to residents. After discussion, it was decided that if a resident would like to see the bank balance and account receivable balance they could go to the HOA's website.

The financial spread sheet shows that there is \$12,912.85 in the checking account, and \$54,901.26 in the savings account. There are \$16,573.00 in outstanding dues which are up from the amount of \$14,972.00 in May. After questions and discussion about other items on the financial spreadsheet, Russ made a motion to accept the financial report, Manuel seconded and the motion was approved.

Committee Reports:

Lots for Sale: Russ reported that the contract to purchase the "A" Street property for \$85,000 has been signed. Manuel forwarded a picture of the proposed back of the house. There was discussion regarding where the garage entrance and exit might be either out of the alley to Meadowpark Dr. or directly from Meadowpark Dr. The owner indicated they would like to enter off of "A" Street, but the city will probably not allow that.

Grounds:

A resident has complained that the grass is being mowed too short. It was decided to ask Devin to raise the height of the mower. The sprinkler system is working well, however there are areas that have low water pressure, so sprinkler water is not reaching the areas. Monte is using a portable sprinkler to water those areas.

Russ reported that the trees are in decent shape except for a very tall tree that is about 35' tall that needs to be trimmed. He has contacted the contractor out of Brady, and they have us on the schedule

when they are able to come. Russ and Monte have hired Devin to take care of any minor tree trimming that is necessary. The cost is much less for him to do the minor trimming rather than the people from Brady.

#### Pool and Courts:

Monte suggested that we have Steven Kot monitor the swimming pool through the end of July. A motion was made by Linda Whitaker, seconded by Monte, and approved to have Steven monitor the pool through July 31.

Amy said she had seen an alarm device on Amazon for \$500 that could be set up so if someone came into the pool area after hours an alarm would go off and Amy and Steven Kot, who have video access, will be notified of the problem. After discussion, she said she would do more research.

Steven Kot said he would fix cracks in the surface of the tennis court which would cost approximately \$10,000. He has done a sample of what it will look like, and Amy is going to meet him on Saturday morning to look at the work.

#### Architecture:

Manuel reported that he has contacted several residents to serve on the committee, but no one has responded. Ruth Robinson said she would serve on the committee. Monte said he would contact some people to see if they would serve.

#### Clubhouse:

Ruth said the last rental for June was last week and that there are no rentals in July at this time.

Financial Audit: Manuel reported that he and Claricia are making progress on the audit report.

#### Old Business:

Amy said she has found vests for the board for about \$8.00 each. We could have Meadowpark HOA embroidered on them for a total cost under \$20.00 each. After looking at colors, it was decided that red would be a good color. Monte made a motion and Ruth seconded to approve Amy purchasing the vests.

Amy will send a letter to residents reiterating pool rules, and various covenant rules this week.

Claricia is working on purging drop box files that are not needed.

Monte and Russ have selected two areas for “naturalization,” planting native grasses and eventually also some wildflowers. English Ivy will be purchased later to be planted where grass will not grow.

Russ reported that the rental house on Kingsboro Court owned by the Martinez family only has 2-3 residents.

**To do before next meeting:**

Amy will purchase the vests for board members, so we will look “official” when conducting HOA business.

Send out letter to residents.

There being no more business, a motion was made by Linda and seconded by Ruth to adjourn the meeting. The motion was approved, and the meeting was adjourned at 8:02 pm.