

4800 Spring Meadow
Midland, TX 79705
Thursday, August 21, 2025

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse on August 21, 2025. Board Members Amy Innes, Russ Hale, Monte Duncan, Manuel Lujan, Ruth Robinson and Linda Whitaker were present.

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

Minutes of the July 24, 2025 and Special Meeting were sent via email. A motion was made by Monte and seconded by Manuel that the minutes be approved. Motion passed.

Financial Report:

Claricia reported and she would upgrade the drop box this weekend.

Claricia said she would be moving for her job by the middle of October. The board visited with her to see if she would be interested in continuing remotely as our finance manager after she moves, and she said she would continue to see how it works.

Oncor came and changed one of the lights on a HOA light pole and we were charged for a new meter. When Claricia called NRG, our service provider, about the charge, they indicated that we would need to contact Oncor. We will continue to look into why they are charging for a new meter.

The financial spread sheet shows that there is \$93,746.49 in the checking account, and \$54,901.26 is in the savings account. There are 11,408.00 in outstanding dues. After questions and discussion about other items on the financial spreadsheet, Linda made a motion to accept the financial report, Russ seconded, and the motion was approved.

The money from the sale of the lot at 700 Meadowpark Drive was deposited into the HOA checking account. The amount of the lot was \$95,000 and deducting the realtor's fee and other costs, the final amount deposited was \$78,156.49. With the sale of the property and what is already in the checking account totaling \$93,746.79, there was discussion regarding how much should be transferred into savings. A motion was made by Manuel and seconded by Russ to transfer \$22,000 into savings, which will leave \$71,746.79 in the checking account and \$76,901.26 in savings. The motion was approved.

Claricia reported that she contacted QuickBooks to see why QuickBooks would not update to show the deposit from the sale of the house. They told her that she is not the person named on

the account as the finance manager to update the information on QuickBooks. Someone will contact Chip McCarver, who is a past board member, to call QuickBooks and to change the finance manager to Claricia,.

Committee Reports:

Sold Lot: Monte reported that Devin cut off all the sprinkler lines from the sold lot and will move the well line that runs down the center of the sold lot to the fence that runs along the alley when he rents a trencher to do the work.

Lot on Meadowpark: Amy will reach out to our realtor, Susan Palmer, about a new contract with her and her thoughts about the price of the lot.

Grounds:

Monte reported that he has put up no trespassing signs (no vehicles, motorcycles, golf carts, and go-cars allowed) along the southeast entrance to the subdivision where someone has been riding a small motorcycle where the HOA is trying to grow native grass and no dumping signs along the east part of the HOA where resident(s) are throwing their yard waste (limbs, grass, etc.) instead of using their dumpster.

Russ reported that there is a dead tree on a homeowner's property. The homeowner who rents the property has been contacted by phone and letter to have the tree removed but has been told the renters have said the tree is not dead. After discussion, it was decided that a final email will be sent to the homeowner stating that they have until October 15 to have the tree removed or the HOA will have the tree removed and will charge the homeowner for the cost of removal. He also reported that he and Monte are looking at a couple of HOA trees that are not looking very good but hope they will do okay.

Pool and Courts:

A resident reported it that a family with a service dog was at the pool. Amy reached out to our lawyer whether we could ban any animals, even if they are service animals, from the pool. She has not heard back from him and information she has found online has indicated that service dogs are allowed anywhere the person who needs it is. Until we hear from our attorney, we will allow service dogs if the dog is on a leash and does get into the pool.

Last month we voted to have Steven Kot continue monitoring the swimming pool through the end of August. There was discussion regarding when to close the pool. It was decided to keep the pool open until October 7 which is the date for National Night Out. There was also a motion made by Monte and seconded by Russ to ask Steven to monitor the pool until National Night Out. The motion was approved. Alana Kot said she would again head the committee for National Night Out if they are in town. She will let us know soon.

Monte reported on the cost of the see-saw and merry-go-round to be added to the playground. After discussion, the board decided to not put in a See Me Swing because of the limited use and cost (\$2,300 plus tax). He also said that the playground needed to be reconfigured for the new equipment (squared off), and it needs additional gravel and molded edging to help keep the gravel in the playground area. The cost of the project will be approximately \$7,500. The project will be completed by October 15. A motion was made by Linda and seconded by Manuel to purchase a merry-go-round, see saws, gravel and black molded for the playground. The motion was approved.

Monte reported that he contacted Cory Sly about replacing three burned out lights with LED lights on the northeast side of the basketball court. Cory Sly quoted a price of \$3,519.31. After discussion, it was decided that Russ would contact Basin Electric and Roberts Electric and Monte said he would meet with them if they either company is interested in giving us a quote.

Architecture:

Manuel reported that he has not heard from the person who bought the “A” Street house since the closing about the plans for the house. He indicated he would reach out to them.

Clubhouse:

Ruth reported that the clubhouse is rented two times in September.

Old Business:

Amy reported that she got a quote of \$10 plus tax per vest to do the embroidery. The board agreed to have her get the vests done.

Business for Next Meeting:

The next board meeting will be on September 25th.

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 8:17 pm.