4800 Spring Meadow

Midland, TX 79705

July 23, 2026

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the home of Linda Whitaker because the clubhouse had no air conditioning on July 23, 2026. Board Members Amy Innes, Manuel Lujan, Monte Duncan, Ray Straub and Linda Whitaker were present.

Amy Innes, called the meeting to order at 6:28 pm, and welcomed new board member, Ray Straub. His term will end in January of 2028.

Amy said Elizabeth Davis would be here shortly to visit with the board about placing Birdie's Little Library in the subdivision to honor the memory of her 3-year old daughter, Birdie, who passed away last year. Before she arrived, after discussion, Linda made a motion to accept the request, which was seconded by Manuel. The board approved the motion.

Elizabeth, along with her mother, met with us and Elizabeth gave a history of Little Libraries and told us that she and her husband, Grant, would like to purchase the Little Library, have it installed, register it with Little Free Library and stock it with books at their cost and then maintain, clear and repair it as needed. We told her we had voted to accept their generous offer. After discussion, it was decided that Monty would help them pick the best location.

After they left, Amy indicated that the minutes of the July would be emailed to the board for approval.

Financial Report:

Currently there is $10,985.30 in the checking account, $25,412.96 in the savings account, and $65,380.85 in the Money Market for a total of $101,779.11. The outstanding balance of residents who are three or more quarters behind in dues is $10,942, the outstanding balance of one resident who is 3 quarters behind is $1,002.00, at in the subdivision and a demand letter was sent the first part of July. Claricia reported that the resident did pay $330 toward her unpaid balance today. Claricia will send reminder letters to those residents who have not paid their 3rd quarter dues.

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

Lots: The A Street Lot has sold again and the closed on July 20. The HOA received a $200 transfer fee from the new sale.

Grounds: Monte reported:

(a) that the mowing schedule had to be delayed because Devin had an issue with his vehicle making it undrivable so had to get it repaired before continuing with mowing.

(b) that residents at 4805 #3 and 4823 #4 still have not cleaned up their property. Claricia said she would send them letters.

(c) he showed the board the responses from Muff Fregia who lives at 4723 Spring Meadow #3 regarding our letter to her about the cleanup of her property. She indicated she wants the HOA to kill the plants and cover where they were with clover. There was discussion about whether clover was the best plant to put in. She also said she wanted to keep the flowerbed on the west side of her property. Monte said he would help clean up the property and then she would have a designated time period that she needs to complete the remainder of what needs to be done with the goal of being able to start mowing the property.

(d) There was discussion about needing to get at least 3 bids at the end of the year for weed control since what the program that is in place now doesn't seem to be working.

(e) work on the trees is complete and at this time we are under budget.

(f) the drainage system in the 4713 Cluster is still not working successfully. He indicated that there needs to be 2 additional drains installed and that the cost would be $1,000. There was a motion and second to allocate the $1,000 to complete the work. The motion passed. There was also discussion about the sidewalks in the 4805 Cluster that is not draining. There was also discussion about a French drain in Cluster 4813 requested by residents in #2 and #3. The board tabled a vote on that request in order to do more research.

(g) reported that he purchased 4 pallets of sod and fertilizer and also seed for around $1,300 to do resodding and reseeding in the 4705, 4713 and 4813 Clusters.

Pool: Monte reported that the new camera and DVR system have been installed at the pool. The cost of the new system was $4,040. Amy said she still could not get the video feed.

No board members have said there have been any issues at the pool this year. Steven continues to check on the pool each night.

Clubhouse: Sometime early last Saturday morning, the air conditioning at the clubhouse stopped working. Several air conditioner companies were contacted Saturday morning because there was a party scheduled that day by and resident. D&D came out and, after looking at the problem, said there was nothing he could do on Saturday to get it fixed. The cost of the emergency call was $288. Monte contacted D&D on Monday who came out and after inspecting the system advised that just replacing the damaged wiring would not help, that we needed a new system which they quoted would be $30,422. Monte then called Bosworth who came out and did an inspection expects a quote from them on Monday.

Courts: There was discussion about cracks appearing in the tennis and basketball courts. Monte was going to visit with Steven to see if anything needed to be done at this time.

Playground: Amy asked Monte about the playground signage and Monte said he has not had a chance to go to Fast Signs but would soon.

Architectural Committee: Manuel reported that Michael Galindo has still not bricked his storage building. The board thinks he has had ample time to get the brick and complete the project. Manuel said he would write Michael a letter.

There being no other business, a motion was made by Manuel and seconded by Ray to adjourn. The motion passed and the meeting was adjourned at 8:13 pm.

The next board meeting will be on Thursday, August 27, 2026, at 6:30 pm.