4800 Spring Meadow

Midland, TX 79705

June 25, 2026

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse on June 25, 2026. Board Members Amy Innes, Manuel Lujan, Monte Duncan, and Linda Whitaker were present.

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

Amy introduced Ray Straub who is interested in becoming a member of the board.

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

Financial Report:

Currently there is $11,976.10 in the checking account, $25,365.53 in the savings account, and $65,289.27 in the Money Market for a total of $102,630.90. The outstanding balance of residents who are three or more quarters behind in dues is $10,270, the outstanding balance of three residents who will be three quarters behind if not paid by July 1st is $1,544, and a demand letter will be sent on July 2 if still not paid. The outstanding balance of residents who will be two quarters behind if not paid by July 1st is $4,452, with a total of outstanding HOA dues up to June 20, 2026 (2nd quarter) being $16,266. She also reported that the new convenience fee for residents who pay their dues by credit card will begin with the 3rd quarter invoices, according to the June 1 letter sent to residents.

Claricia reported that the HOA received a mineral check from Conoco-Phillips in June for $1,738.82. She said the reason we did not receive a check in April was due to the wells being shut down in February and March for maintenance issues.

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

Lots: Since Mr. Blakeney, the owner of the A Street property, has not responded to emails and the letter regarding mowing of his property, Claricia will send him a final letter stating that the HOA will begin mowing the property and he will be charged the cost which will be included in his quarterly invoice.

Grounds: Monte reported:

(a) Monte gave a report on mowing and sprinklers. Mowing is going as scheduled and there are always sprinkler issues because of the size of the common areas, but they are being taken care of as quickly as possible.

(b) Eric Nelson has installed the new door on the pump room at the clubhouse.

(c) The repairs on the North Well have been completed.

(d) Trophy Weed Control has completed spraying, mainly in the North and East alleys along the flood canal to loop and sprayed the crushed granite around the courts. They used a stronger solution like what is used in the oil field. The cost was $930.95.

(e) Upcoming and Ongoing Projects: Monte reported that letters had been sent to various property owners regarding the condition of their landscape and asking them to work on getting property in acceptable condition. He said most people took care of whatever they needed to. There was then a discussion about what to do about the yard at 4823 #3 owned by Muff Fregia that has not been attended to in a long time. The board made the decision that a letter would be sent to her letting her know that the yard had to be cleaned up and that if she needed help, the HOA could contact Devin for her, and she could pay him for his time to get it done. The deadline for her to respond and get the work done will be one month from the date of the letter.

Pool: Monte talked with Dwayne regarding replacing the cameras and DVR system at the pool. He reported that the cost would be approximately $1,500. Amy asked the board if they have noticed any issues with those who are using the pool. Everyone said there have been no issues. Steven continues to check on the pool each night.

Architectural Committee: Manuel reported that Rodney Robinson has completed his project and that Michael Galindo has still not received the brick to do the bricking of his storage building.

New Business:

Playground Signage: Amy sent out her suggestions regarding signage for the playground. After discussion and suggested changes and discussion about where to put the sign(s), Monte said he would get a proof and quote from Fast Signs.

Monte reported that there have been issues with the residents that use the dumpster in the alley of 4910 Kingsboro Court(rent house). After discussion, it was decided that a letter would be written to the owner of the house and, if the problem is not resolved, we would contact the City to send a letter.

A request was made by a resident who wanted to book the clubhouse to have a waterslide at their party. The board discussed the issues in allowing a waterslide (use of the HOA water and potential damage to the grass and the likelihood of mud accumulation due to the increased water activity in the area). A motion was made by Linda and seconded by Manuel that a bouncy house would be allowed, however, a waterslide would not. The motion was approved.

Street Book Library: The family who want to honor their young daughter who passed away by establishing a free street book library could not attend the meeting tonight as planned. The board, however, discussed their request, and a motion was made by Monte and seconded by Manuel to accept their request. The motion passed.

There being no other business, a motion was made by Linda and seconded by Manuel to adjourn.

The motion passed and the meeting was adjourned at 8:30 pm.

The next board meeting will be on Thursday, July 23, 2026, at 6:30 pm.