

4800Spring Meadow

Midland, TX 79705

Thursday February 20, 2025

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse at 6:30 P.M. on Thursday, February 20, 2025. Board Members Amy Innes, Ruth Robinson, Russ Hale, and Monte Duncan were present. Linda Whitaker and Manuel Lujan were absent.

Amy Innes called the meeting to order at 6:34 p.m.

Monte motioned to accept the minutes from the January Meeting. Ruth seconded, minutes were accepted.

Claricia gave the financial report: At this time There is \$29,703.77 in the checking account, and \$54,401.26 in the savings account. There are still \$19,952.00 in outstanding dues. On March 1 17 letters will be sent to residents who are 2 quarters late on their dues. She also mentioned that the Meadowpark HOA dropbox is full and we discussed paying for more storage. Russ and Claricia were going to look into different options and prices.

Claricia was also instructed to update and send out the Meadowpark phone list to all residents.

Claricia reported that the accountant is working on the taxes and they should be ready by the next meeting.

Letters were sent to 2 residents about trailers on their property, and Monte reached out to the City of Midland and/or residents about "abandoned" vehicles.

Russ motioned to accept the financial report. Ruth seconded. All approved.

The board looked over the budget spreadsheet for 2025. Monte and Russ will refine the dates for mowing, weed control, pest control, and pool maintenance with an eye toward savings. Russ will work on a year long plan for tree maintenance and care.

The board discussed the lots for sale. Russ will reach out to the realtor about the previous offer. Discussion was held about getting the Architectural committee up to speed and adding at least one other person.

The board discussed ideas for modifications to the Meadowpark covenants to bring them up to date. Suggestions included updating language on painted brick, ATV's and other motorized vehicles in the neighborhood, and clarifying home businesses in the neighborhood.

Committees and Reports:

Website maintenance and updates: It was decided that the president should have possession of the 2nd Meadowpark computer to have access to all files and past documents. If this computer is required to update the website, then whoever is in possession of the laptop will be responsible for updated the website. Amy will contact Steven to get the computer.

Grounds: Monte and Russ

Russ presented a quote for the trimming of trees in the neighborhood. Ruth made a motion to approve an amount not to exceed \$2,500. Monte seconded. All approved. Russ will schedule with the contractor.

Monte reported that \$1,200 was spent to place the concrete slabs that had been removed from around the playground, forming a "sidewalk" on the south side of the sport court.

Russ and Monte also reported that there is an area in one of the clusters where the sidewalk has been pushed up by tree roots. They will get quotes on getting it fixed.

The board also discussed setting up 1 or 2 areas to test ground covers/native plantings to try to help with mowing costs. Russ is going to research seeds/plants and report at the March meeting.

Clubhouse: Ruth

Ruth reported the clubhouse has been rented on March 15. Russ reported that repair on the heat/air in the clubhouse are ongoing.

Pool/sports court/playground committee

Monte would like to get quote to resurface/paint the pool deck. He will contact vendors.

The board is planning to have a sign in the pool area while it is open (May to September) with contact numbers in case residents need to reach us.

Monte showed the board a company that can provide a merry go round and see saw (installation included) for the playground for \$2,500 (plus tax). Due to budget constraints, we are going to look into asking residents for donations to purchase this equipment.

Architectural committee:

Connie Treece and Manuell Lujan are currently on the committee. We will check to make sure they are still willing to serve, and look for one other member. Alana Kot was suggested, and we will reach out to see if she is interested.

Things done since last meeting:

The board signed a 36 month electricity contract with NRG for 8.8 cents per Khr.

Things to do:

The board has scheduled our neighborhood inspection for the last 2 weeks in March.

Monte will get Toyia's keys and get them to Linda,

Monte will go to the bank with the signed minutes for the annual meeting so Manuel and Linda can be put on the checking account.

Ruth made a motion to adjourn the meeting, Monte seconded. Meeting was adjourned at 9:10 p.m.

The next meeting will be held on Thursday, March 27 2025, at 6:30 p.m. in the clubhouse.