

**Meadowpark Homeowners Association
4800 Spring Meadow
Midland, TX 79705**

Saturday, January 31, 2026

Minutes of Annual Meeting

The Annual Meeting of the Meadowpark HOA was held in the Clubhouse on Saturday, January 31, 2026, at 9:00 am.

Amy Innes, HOA President introduced the current Board Members, Manuel Lujan, Vice President and Linda Whitaker, Secretary. Board Member Monte Duncan was absent.

Amy Innes presided over the meeting and welcomed all in attendance (there were 12 homeowners present to include 3 board members).

Amy Innes then called the meeting to order at 9:07 am.

The Minutes of the 2025 Annual Meeting were presented. Steven Kot made a motion to approve the minutes and Chip McCaver seconded the motion. All in attendance voted to approve the minutes.

Financial report for 2025:

Recurring yearly expenditures for the year were \$185,632.50; Capital improvement expenditures were \$70,994.44, for total expenditures of \$256,626.90.

Income for the year was \$378,065.82, (dues and mineral rights [\$28,098.88], and lot sales [\$78,156.49 and \$87,514.64]).

Budget for 2026:

Estimated Income from dues and mineral rights: \$189,308.00 (dues \$171,368.00, mineral rights \$28,800; minus anticipated unpaid dues \$10,000) used to pay recurring yearly expenses and approximately \$40,000 in the checking account for capital improvements and \$125,000 in savings.

After discussion Steven Kot made a motion to approve the 2026 budget and Andrea Voisine seconded. The motion was approved by those in attendance.

Amy gave a report on the 2025 projects:

- * Renovation of the tennis and basketball courts with added pickleball striping and renovation of surrounding areas outside the courts.
- * Upgrade playground with border, see-saw, merry-go-round; additional spaces added, gravel added, tetherball, additional benches, and volleyball area (ongoing).
- * Replacement of some umbrellas and furniture in pool area.
- * Repair/paint pool decking.

- * Repair well house and pool room (ongoing).
- * Add solar lights in alleyways.
- * Replace lamps along Meadowpark Drive.
- * Repair sprinklers as needed, tree trimming/removal, improve and upkeep grounds.
- * National Night Out neighborhood get-together (largest turnout we ever had).

Suggested Projects for 2026:

- * Clean, repair and resurface parking lots and streets maintain by the HOA.
- * Landscape medians on Meadowpark Drive.
- * Replace picnic tables and benches in playground area.
- * Update kitchen area in Clubhouse, and
- * Put in fake fireplace for heat in Clubhouse.

Amy then let the floor open for discussion of the suggested projects.

(a) Charlie Morgan suggested not spending any money on unnecessary improvements in 2026 so the money that is in the bank can grow.

(b) Some of the attendees said they did not think the Clubhouse needed upgrading because it would be too expensive. Manuel indicated that we were not thinking of replacing the cabinets or countertop but just repainting the cabinets and area under the countertop would help the kitchen to have an updated look.

(c) Chip McCarver said he thought repairing and resurfacing the parking lots and streets maintained by the HOA would be too expensive and suggested that the brick walls along the Boros should be repaired. Gerald Tolifson said he would be glad to look at the walls to see what, if any, repairs are needed and then let Monte know.

(d) Charlie Morgan also suggested that if the board is going to go forward with complete xeriscape in the beds along Meadowpark Drive that there still needs to be sprinklers in the beds for watering the trees. Amy indicated that they would leave sprinklers for that purpose in any xeriscape area that has trees.

Possible Dues Increase: Amy asked if there was any interest in a 3% dues increase for 2026. There was discussion with Muff Fregia saying she did not believe there should be an increase this year since there was a 10% increase in 2025. Some of the other attendees agreed. Steven Kot then made a motion for be a 3% increase in the dues for 2026, however, since there was not a second, the measure failed. Amy reported that, by law, if the HOA board wants to increase the dues again, they will need to put a request for a dues increase on the annual meeting agenda each year in order for the attendees at the meeting to vote on the proposal.

New Board Members: Amy reported that the board did not receive any applications from the residents willing to serve on the board. She said right now there are only four board (with one of the members scheduled to go off the board this year) and there needs to be six. She said she is hopeful that other residents will come forward and be willing to serve.

Other Matters:

Chip McGarver asked if there was a way that attachments that are sometimes sent with letters to the residents could be sent out using a pdf file rather than a .doc file since some residents don't have the capability to open a .doc file. Someone also suggested that if someone owes past dues that Claricia, our business manager, show on their quarterly statement what they owe for the present quarter and, also, what they owe in past dues. Amy said she would pass both suggestions on to our her.

Maryjane Hawley asked if there was a way to make the sidewalk smooth along the south side of the tennis/basketball courts so children/adults would not trip on the uneven walk.

Gerald Tolifison suggested that the subdivision might think about having a pickleball tournament among residents to raise money.

Amy indicated that with the recent problems the HOA has had with the stolen truck and vehicles that someone has attempted to break into, that the HOA would like to visit with the sheriff/police and see if they would be willing to have a community meeting for questions and answers session to help with ways to keep our HOA safe.

With no other matters for discussion, Chip McCarver made a motion to adjourn which was seconded by Charlie Morgan. The motion was approved by everyone in attendance and the meeting was adjourned at 10:14 am.

