

**4800 Spring Meadow
Midland, TX 79705**

Thursday, January 30, 2025

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the Clubhouse at 6:30 p.m. on Thursday, January 30, 2025. Board Members Amy Innes, Ruth Robinson, Manuel Lujan and Linda Whitaker were present in person and Russ Hale was present by phone. Monte Duncan was absent.

Amy Innes called the meeting to order at 6:31 p.m.

Minutes of the Annual Board Meeting held on Saturday, January 25, 2025, were read and a motion to approve was made by Linda Whitaker and seconded by Ruth Robinson. Vote was 5-0.

Election of Officers:

The new officers are:

Amy Innes – President

Manuel Lujan – Vice President

Linda Whitaker – Secretary

A motion to approve said officers was made by Ruth Robinson and seconded by Manuel Lujan. Vote was 5-0

Committees:

Website maintenance and updates: Steven Kot will be head of committee. Motion was made and approved by Ruth Robinson, seconded by Linda Whitaker

Financial Reporting:

- Claricia Lawrence reported that there was no change in the balance sheet since the Annual Meeting. She indicated that the monthly balances for checking, and savings are:
\$26,343.00 – Checking
\$54,401.00 – Savings
The quarterly balance for dues is: -\$23,973.00
- Claricia reported that the electricity lease with Champion Electric for the 18 meters owned by the association will end on February 17. Champion has offered a new rate of 11.4¢ per kilowatt hour with a 2-year contract. We will also, get quotes from three other companies to compare with Champion's rates. Claricia said she would call other companies. Manuel Lujan said he knew an electric broker he would talk to.

New Board Members:

Amy Innes said new board members, Manuel Lujan and Linda Whitaker, need to go the bank and sign bank cards to be put on the bank account.

Grounds committee:

Monte Duncan and Russ Hale will continue to work with grounds maintenance people. Russ talked about the tree situation in the subdivision. He said there are trees owned by the association that are encroaching on some of the homeowners' roofs. He indicated that the limbs need to be removed. He thought it would be approximately \$800-\$1,200 for all work on trees. Amy asked Russ to send an email to HOA board about what to do about trees and suggested that he might set up a year long plan for their maintenance. It was also reported that mowing of the common areas has been modified because of the cost of mowing. There was also discussion about setting up a budget for short-term, long-term and yearly maintenance plans.

Clubhouse:

Ruth Robinson said she would handle rentals for the clubhouse. The rates are \$175 deposit and \$200 rental. Once it is determined that the clubhouse has been left in the order it was before the rental, the deposit will be returned to the homeowner. There was also discussion regarding (a) whether the homeowner needs to be present while the event is going on, and (b) whether we would rent the space to a non-resident at a higher cost. Whoever rents the space must be there while the event takes place according to the HOA Covenants and Restrictions and if the board decided that we would not rent to outside parties.

Pool:

We decided to ask Monte Duncan if he would continue to work with pool techniques and other contractors. There was also discussion about needing an HOA person(s) who could respond to issues taking place at the pool during pool hours. Whoever the person(s) are, there needs to be a sign somewhere in the pool area to identify who can be called. This will be discussed further at the next meeting.

Sports Court:

There was reported that the Pickleball Overlay has been shifted to the 1st quarter of 2025. The overlay has already been approved and the approximate cost will be \$600.

Architectural committee:

There was a discussion about who is now on the committee and what the criteria and training is. According to the Covenants and Restrictions, there are to be 3 or more committee members. With the prospect of selling the two lots that the Association has put up, we need to determine who is on the committee and appoint other members if needed. Manuel Lujan said he was on the committee at one time.

Inspections:

There was discussion regarding what to do about the huge trailer that occasionally sits on Pine Meadow. It was suggested that someone should first talk to the homeowner and if that doesn't solve the problem, then a letter from the board or attorney would be sent to the homeowner.

There was discussion about having someone walk or drive around the subdivision on a monthly basis to look for trailers, boats, etc. that are not allowed to be parked in the subdivision according to the HOA Covenants and Restrictions. Ruth Robinson and Manuel Lujan said they would walk around and check.

Need to set up an inspection for fences, debris, dead trees, flower beds to let homeowners know what needs to be done on their property that is following the Covenants and Restrictions. Steven said he would help with the inspections.

Miscellaneous:

It was mentioned that the playground has gotten some new equipment and that there would be a border put around the edge of the playground at a future date.

There was also a discussion that the Covenants and Restrictions need to be revised to set out the terms of the HOA regarding wording in the Covenants and Restrictions that needs to be more concise and include other issues that were not relevant when the old Covenants were written.

New Business:

There was no new business so there was a motion to close the meeting by Ruth Robinson and seconded by Manuel Lujan.

The meeting was adjourned at 8:17 pm