

**4800 Spring Meadow
Midland, TX 79705**

Thursday, October 30, 2025

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse on October 30, 2025. Board Members Amy Innes, Ruth Robinson, Monte Duncan, Manuel Lujan, and Linda Whitaker were present.

Amy Innes, President, called the meeting to order at 6:31pm.

Linda Whitaker made a motion and seconded by Ruth Robinson to accept the Minutes of September 26, 2025. The motion was approved by the Board.

Financial Report:

Claricia gave the financial report. Currently there is \$40,925.56 in the checking account and \$76,901.26 in the savings account. The outstanding balance of Accounts Receivable is \$20,702.00. There are three homeowners that have outstanding dues for four or more quarters, totaling \$9,607.00, who have liens on their property, one homeowner who is three quarters past due totaling \$643.00, and 11 homeowners who are one quarter past due totaling \$2,942.00. Letters have been sent to the homeowners who missed the third quarter dues to remind them.

She reported that the mineral payments to the HOA from Conoco-Phillips will now be automatically deposited.

Amy reported that she spoke to a representative with NRG Energy about one of our accounts that should be closed, and that the HOA should receive a refund. The representative indicated that NRG would close the account but, at the time of our board meeting, she had not received notice that the account had been closed and a refund issued.

There was discussion about different scenarios regarding how the funds in the HOA savings account could earn a higher yield. It was decided that we would check with other banking institutions and brokerage firms to see where we could get the best rate of interest and what types of accounts would be best to achieve that goal.

Linda made a motion and seconded by Ruth that the financial report be accepted. The motion was approved by the Board.

Reports:

Meadow Park Lot: The lot next to the clubhouse was originally priced at \$99,000. Susan Palmer has a buyer who wanted to purchase the lot for \$90,000. The Board countered for \$94,500, after which the prospective buyer countered with \$92,250..

A motion was made by Monte and seconded by Manuel to accept the buyer's amount of \$92,250 for the lot at 4814 Spring Meadow Lane and the motion was approved by the Board.

Once the final amount is realized after payment of various fees for realtor, taxes, work to get the lot ready for the buyer to be able to begin.

After consulting our lawyer, we have been told we can put our savings into a high yield account. Board members will contact various banks in the Midland area to find out what rates they can offer. The board also discusses setting an amount to keep in the savings account for future expenses. A motion was made by Linda and seconded by Ruth to keep \$125,000 in the savings account for unexpected expenses.

National Night Out. Monte reported that there were 115 participants, including residents and safety personnel who joined us. The cost of the event was \$1,500, which included \$1,400 for the food truck (hamburgers, hot dogs, corndogs, and ice cream) and \$100 for drinks purchased by the Board. It was decided that next year, we might only have one food item plus ice cream because of the slow turnaround in getting the food to the participants.

Pool: Monte reported that the pool is now closed and the pool has been winterized, pumps have been shut off, and the cover has been put over the pool surface. Before opening the pool next year, the pool decking may need another coat of paint and sealer. The pool will open again on May 1.

Courts: Dewayne modified the locking system on the entrance gate to the courts. We are waiting for his invoice to pay him. PBCAR, LLC has finished the tennis side of the courts – cleaned and repainted the surface and restriped for tennis and pickleball. They will begin the basketball side in approximately 2 weeks. PBCAR LLC has been paid \$14,500 for work on the tennis court and has received \$7,000 at the time for materials to begin the basketball court. The remainder of the \$14,500 for the basketball court will be paid once the work is completed. It was also decided that there needs to be a budget item next year that will include limited items and upkeep for the courts.

Clubhouse: Ruth reported that there is one reservation for the Clubhouse on December 6. She will be moving around November 19 so will get with Linda to show her what needs to be done regarding the reservations for the clubhouse.

Grounds and Structures:

(1) Monte reported that the last fertilization treatment was done last week. Devin is catching up on the sprinkler repairs and will be moving the sprinklers that hit the courts, and the last full mowing will be completed on Friday, October 31.

(2) Monte had the following items for discussion:

- Dog Park – Do we want to create dog park. After discussion, it was decided that in the next newsletter we would ask for feedback from the residents.
- Solar Lights or Poles and Safety Lights – Would we want to put solar lights in areas of the association that are very dark at night (i.e., the sidewalks in the Clusters). He said he had purchased some small solar lights to see how they worked. We deferred deciding anything until we could evaluate the performance of Monte's lighting system.
- Volleyball and/or Tether ball in playground area – Everyone thought this was an idea worth considering. Monte is to get what the cost would be for each item.
- Christmas Lights on the roof of the Clubhouse – The Board did not think the cost of \$500 for the lights would be a good use of HOA money.
- Cedar Bushes along Meadowpark Drive – Several residents have asked if the cedar bushes could be removed along part of Meadowpark Drive. After discussion, a motion was made by Ruth and seconded by Linda to have Devin cut the bushes to the stumps. The Board approved the motion. Manuel said he would talk to a friend who is a landscaper about what the cost of removing the stumps would be.
- Monte said he would like to get a quote from PBCAR LLC for re-striping the parking lots in the three Boros (Hillsboro, Foxboro, and Kingsboro). Monte will get a bid on Hillsboro first because it needed restriping the most. After he gets that bid, he will work on bids for the other two Borros.

(3) Monte reported that of the four Clusters that the French drains, three of the drains need to be cleaned out so they will work efficiently. PBCAR LLC did the work for \$150 per drain, for a total of \$450. Linda Whitaker asked that a French drain be put in her Cluster because after the sprinklers run and after it rains, the sidewalk is flooded. Monte said he would ask Lan Powers to give us a quote to have one put in.

(4) Monte reported that there are five areas that need trees trimmed or removed. He is going to check with the crew from Brady to see what their cost would be to do the work. There was a motion by Monte and second by Manuel to have the work done and the motion was approved by the Board on the stipulation that if the amount is more than \$5,500, the Board would need to revisit the motion.

Monte reported that the following structures have problems that need to be addressed and fixed:

- (a) Pump Room on the west side of the clubhouse – the metal door needs to be replaced and there is a leak in the ceiling that needs to be fixed,
- (b) Storage Room on east side of clubhouse – the ceiling fixture needs to be patched, and

(c) South Well House – Needs a new door and the large hole in the brick wall needs to be repaired.

Monte said that Eric Nelson could do all three projects for \$3,800. A motion was made by Monte and seconded by Linda for Eric Nelson to do the work. The motion was approved by the Board.

Architectural: Manuel spoke with Josue Nino, the A Street lot owner, about his home construction timeline. Josue said he is waiting on the City for permits. We also need to know if he fencing along the east side of the lot to be removed for a garage entrance, etc.

New Business:

Amy will check with the attorney again about how to transfer HOA-owned streets in the three Boros back to the city, relieving the HOA of maintenance responsibility.

There was discussion regarding the repair and maintenance of the Cluster parking lots that are owned by the HOA. Monte said he would talk to PBCAR LLC about setting up a schedule for the work to see if his company would be interested in doing the work.

Monte said he paid the HOA's Appraisal District taxes.

There being no more business, a motion was made by Linda and seconded by Manuel to adjourn the meeting. The motion was approved, and the meeting was adjourned at 8:25 pm.

Because of Thanksgiving, the next HOA Board meeting will be on Thursday, November 20, at 6:30pm.