

4800 Spring Meadow

Midland, TX 79705

March 30, 2026

Minutes of HOA Board Meeting

The Meadowpark Homeowners Association Board Meeting was held in the clubhouse on March 30, 2026. Board Members Amy Innes, Manuel Lujan, Monte Duncan, and Linda Whitaker were present.

Amy Innes, called the meeting to order at 6:28 pm.

Financial Report:

Currently there is \$45,317.37 in the checking account, \$25,181.29 in the savings account, and \$100,000 in the Money Market. The outstanding balance of Accounts Receivable is \$5,908.65.

There was discussion about the 3.5% convenience fee charged to the HOA by Intuit who owns Quickbooks for residents who pay quarterly dues by credit card. After various ideas, Monte made a motion that beginning with 3rd Quarter invoices, residents who pay their invoice with a credit card will have an additional 3.5% charge added to their balance (if you pay \$221 per quarter, it will be \$230, and if you pay \$330 per quarter it will be pay \$342 per quarter). Manuel seconded the motion and it passed.

Amy reported that the present debit card from Community Bank, which expires in November, is in Russell Hale's name. When she asked the bank if we could get a bank credit card in the HOA's name rather than a board member's name. Bank said they don't issue credit cards, just bank debit cards, and it can't be in the HOA's name. We discussed about getting a credit card in the HOA's name. Claricia said we usually just use the debit card to pay our monthly payments for electricity, water, etc. Since we have until November to decide about a different type of card, Claricia said she would talk to the bank and see if we can make our ACH payments through the bank and eliminate needing any type of card.

Amy indicated that the HOA oil mineral payments have dropped dramatically from this time last year. She contacted someone at Conoco-Phillips to see why the payments have dropped but was told there could be several reasons but could not tell her why.

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

Lots: Manuel reported that the owner of the A Street Lot called him about building restrictions. He also said that the listing on the A Street property does not show it is part of an HOA. He will call the realtor to have them include the item on the listing.

Grounds:

(a) Eric Nelson will be putting the new door on the pump room, and we will finish paying him what he is owed.

(b) The sump pump on the French drain located at 4713 Spring Meadow Lane cluster has been completed.

(c) Devin will start full mowings around the middle of April.

(d) The sidewalk repair on southside of basketball court is half completed. The other half will be finished soon. The cost will be close to \$1,500 rather than the original \$1,000.

(e) The sprinkler heads on the north side of Meadowpark along the fence will be capped to eliminate further water damage to the fence. Bubblers will be installed to water the trees.

(f) Monte reported on two options given by Lan Powers regarding what type of material to put in the beds along the medians on the south side of Meadowpark Dr.:

Option 1: Use river rock in the beds with Austin stone at a cost of \$10,700.

Option 2: Use crushed granite in the beds at a cost of \$9,100.

After discussion, Manuel made a motion that we accept Option 1 - River rock and Austin stone at a cost of \$10,700. Linda seconded the motion and it passed.

(g) Monte sent pictures of a request by the owners at 4813 #5 Spring Meadow to rock west side yard of the property which belongs to the HOA. Monte said he and Devin could do the project for \$750. After his explanation, he made a motion to proceed with the project for \$750, which was seconded by Manuel. The motion passed.

Pool:

Steven and Alana Kot will clean and repaint the pool area at no charge except for materials. The board discussed and made the decision to open the pool later this year on May 18.

There was a discussion about whether we needed a full time pool manager to monitor the pool during the day or just someone to make sure the pool is checked each evening around 10:00 to make sure everyone is gone, trash is emptied, umbrellas are closed and chairs put back where they need to be. The consensus was that we don't need someone full time, just someone to do the nightly duties. Monte said he would talk to Steven and see if he is still interested in doing the job for \$20 per day.

Clubhouse: Linda reported that there are no rentals in April, 4 in May and 1 in June.

New Business:

(a) There was a discussion about the dramatic drop in the mineral payments, how that will affect this year's budget, and whether we need to put a moratorium on new spending, and ongoing

projects. The major expense that has been discussed regards the cost of having the parking lots and three Boros repaired and resurfaced. While the cost by Fast Line Striping & Seal Coating of \$35,400 for the project is high, it is a project that has been put on the back burner for many years and the parking lots and especially the Boro Streets are becoming worse every year. After all the pros and cons to do the project were talked about, Linda made a motion that was seconded by Manuel that we need to allocate \$35,500 for Fast Line Striping & Seal Coating to do the project. The motion passed. Monte wants to set up a meeting with them and the board members who can attend to let us know how they will proceed and to also discuss what kind warranty they are willing to give us.

(b) Monte said he would like to set up a safety/neighborhood watch meeting with MPD and MCSD on Tuesday or Thursday in the next couple of weeks to visit with residents who would like to attend about ways to keep our HOA safe.

(c) Amy received a call from a representative from the electric company asking if we wanted to renew our contract at today's rate through 2030 so we can have the same rate until then without an increase. After some discussion, Amy said she would get more information.

There being no other business, a motion was made by Manuel and seconded by Linda to adjourn. The motion passed and the meeting was adjourned at 8:54pm.

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