

# **MIDWAY MEADOWS VOLUNTARY HOA INC.**

Previous Mailing Address  
3931 Walden Way  
Dallas, TX 75287

New Mailing Address  
P.O. Box 700621  
Dallas, TX 75287

## **2021 Annual HOA Meeting Via GoToMeeting Video call February 10th, 2021**

### **Minutes to the meeting...**

7:00 pm - HOA President Howard R. Hall Introduced himself brought the quorum to attention to start the meeting. The meeting was hosted over GoToMeeting, a virtual call.

The following are discussion items for our 2021 annual membership meeting as well as voting results.

### **Agenda:**

- Welcome/Introductions
- President's Review
- Membership Update (Karen H.)
- Financial Review (Cherene)
- Landscape (Joe)
- Crime Watch (Karen F.)
- Communications (Pat)
- YOM (Steve)
- 2021 Budget
- Elections
- New Business
- Adjourn

### **Howard R. Hall did a review of 2020:**

- Membership was down in 2020 with 121 active members (down from 129 in 2019)
- Dues income fell by almost \$1,500
- Twelve homes became members in 2020 that did NOT participate in 2019
- Nineteen homes did not renew in 2020 that participated in 2019
- Membership/Street Reps had positive impact getting new move-in families to participate
- Prompted city to conduct analysis of Midway entrance resulting in no-parking signs to permit emergency vehicles clear passage

- COVID affect caused cancellation of annual street party

## **Howard R. Hall continued to give a membership review:**

- Turnover in 2020
- 16 total sales
- 10 were members at some point (either the sellers or new buyers joined the HOA.)
- 6 non-members in 2020, but 2 have joined for 2021
- Membership by street:
  - Belton: 3/4 (75%)
  - Granbury: 3/3 (100%)
  - Rodale: 1/3 (33%)
  - Sam Rayburn\*: 0/1 (0%)
  - Summerfield\*: 1/2 (50%)
  - Walden Way: 2/3 (66%)(\*No street reps for Sam Rayburn or Summerfield)
- Total Membership:
  - 2019: 129/223
  - 2020: 121/223

## **Howard R. Hall gave a financial review:**

Annual Dues Income: \$14,812  
Donations: \$ 200  
Total: \$15,035

Expenses: \$13,752

Net Operating Income: \$ 1,283

**CASH ON HAND 12/31/20: \$ 9,682**

(Complete P&L for 2020 distributed via email)

## **Joe Sulc Gave an update on the Landscaping:**

- Midway Entrance/Flowers - Trimmed trees in median, changed out flowers for spring/summer and fall/winter & replaced a few shrubs
- Rodale Entrance - Added new plants in the spring. Looking to add lighting on the MM name on the wall
- Sprinklers - Installed more sprinkler heads and rain sensors

## **Karen Fernandez gave an update on Crime Watch:**

## 21 Reported incidents during 2019

Our message is simple:

- Keep your home secured with the alarm on
- Always check to see if your garage door is closed
- Always make sure your car is locked if out of garage
- If you see something, say something and report it

### White River Drive

11/30/20 12:00 am: Theft of Vehicle License Plate

08/28/20 10:00 pm: Vehicle stolen

09/23/20 4:40 pm: Fraud/ use of personal information

11/21/20 11:45 am: Recovered out of town stolen vehicle (no offense)

### Rodale Way

11/24/20 8:15 am: Suspicious person entered the house that was unlocked

### Carson Drive

None Reported

### Belton Drive

None Reported

### Sam Rayburn Trail

06/16/20 2:00 pm: Theft from Motor Vehicle

09/03/20 10:00 am: Theft from Motor Vehicle

### Granbury Drive

01/19/20 3:00 pm: Other offense/Misdemeanor - sent nude pictures without consent

10/3/20 11:00 pm: Theft from Motor Vehicle

10/06/20 1:00 pm: Injured person at home

11/15/20 11:59 pm: Suspect used flowerpot to break patio door

### Stockton Lane

None Reported

### Walden Way

08/11/20 2:30 am: Theft from motor vehicle

10/15/20 12:30 pm: Harassment - Repeated electronic communication

11/11/20 8:00 pm: Theft from motor vehicle

## **Pat Gageant gave an update on Midway Meadows Communications:**

- COVID caused elimination of the Spring edition of the newsletter
- One printed issue in December 2020

- New neighbor gift baskets delivered to 16 new residents (total expense \$526)
- As needed emails distributed via PayHOA
- Emails distributed with bulk trash reminders each month
- New web site design has been selected and content needs to be migrated to the new site

## **Steve McCluer gave an update on the YARD OF THE MONTH**

2020 YOM WINNERS  
13 Awards of \$25 from MMVHOA  
+ \$25 from Calloway's

- Apr: Summerfield / Carrington
  - May: Rodale Way/Golightly
  - Jun: Walden Way/ Hall & Bria Massaro\*
  - Jul: White River/ McCain
  - Aug: Granbury/ Hunt & Fletcher\*
  - Sep: Belton/Seely-Boyle & Butler\*
  - Oct: Sam Rayburn / Wood
  - Nov: Rodale Way/ Harwell
  - Dec: HOLIDAY
    - Walden / Gutierrez
    - White River / Godsey
- \* Note: 2 awards are given when a street has  
>20 members + 2 awards for Holiday YOM

## **Howard R. Hall Gave an update on the Budget for 2021:**

### Revenue Budget

- Target Members: 130 (\$125 each)
- Dues Revenue: \$16,250
- Contributions: \$600
- Operating Revenue: \$16,850

### Expense Budget: \$15,610

- Landscape Contract: \$5,400
- Landscape Seasonal: \$2,000
- Water Bill: \$1,200
- Electricity: \$600
- Fountain: \$720
- Printing/Postage: \$400

## **Let's Vote! 2021 Elections – Howard R. Hall**

Howard R. Hall begins to go through the board positions that are open. He also let us know he and his wife will be moving and no longer able to continue as president of our HOA.

### **Board positions available:**

President

Vice President

Secretary

Treasurer

Membership Director

**The Midway Meadows Members present for the meeting voted and unanimously approved all candidates for the new board for 2021.**

## **New Elected Officers assuming control of the Midway Meadows Voluntary HOA INC.**

- President - Wayne LeBlanc (will have banking authority)
- Vice President - Clynt Taylor
- Treasurer - Joe Sulc (will have banking authority)
- Secretary - Jonathan Decker
- Membership Director - Susy Perez

## **Outgoing Officers removed from control of Midway Meadows Voluntary HOA INC.**

President - Howard R. Hall (removed from banking authority)  
Vice President - Chris Wynn  
Treasurer - Cherene Hall (removed from banking authority)  
Secretary - Vacant  
Membership Director - Karen Hall

## **Appointed Committee Chairs**

- YOM - Steve McCluer
- Crime Watch - Karen Fernandes
- Landscape - Mike Gerhart
- Annual Party - Kathy Hill
- Communications - Pat Gageant

**Howard R. Hall turned the virtual meeting over to the new President of Midway Meadows HOA Wayne LeBlanc.**

**Wayne LeBlanc accepted the position of HOA President and shared his priorities for 2021.**

1. **Security and Safety**
2. **Increase Midway Meadows membership numbers**

## **New Business**

### **Street Reps Needed:**

•We always need more volunteers so if you are interested, please contact Wayne or Susy to see how you can get involved.

Invoices for 2021 dues went mid-January. Emailed via PayHOA.

•Pay either by credit card or bank draft

•Checks mailed to our PO Box

Meeting Adjourned at 8 pm Central  
Thank you everyone! And Stay Safe!

P. O. Box 700621  
Dallas, TX 75370-0621

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