

Meridian Homeowners Association

Open Meeting Minutes

February 23, 2009

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held February 23rd, 2009, beginning at 6:00 p.m. at the Keller Williams Realty Office located 3700 Standridge in Lewisville, TX. The following Board members were in attendance: Jason Nash, Greg Shoemaker, Catherine Wagner, Charles Badillo, and David Parrish. CMA manager Tonya Martin was also in attendance.

I. Call to Order

Mr. Badillo called the meeting to order at 6:06 p.m., after noting at least a quorum of the Board was in attendance.

II. Consent Agenda:

A. Minutes:

1. August 25, 2008
2. September 22, 2008
3. November 11, 2008

Minutes were approved as typed.

III. Reports

A. President:

No Report

B. Treasurer:

We are running slightly over-budget, but we have realized more income as well. Generally speaking, our financials are healthy. The year-end financials for 2007 were presented. A motion was made to accept the financials as reported. The motion received a second. A vote was taken and the financials were approved unanimously.

C. Committee Liaison:

The yard of the month program continues to be developed. We missed the Callaway's deadline. The board discussed 2 signs for the Crime Watch program – one for each entrance. A motion was made to approve the purchase and placement of 2 Crime Watch signs. The motion received a second. A vote was taken and the motion passed unanimously.

ACC is considering a "good neighbor" program. Saul to provide more information on this.

The Communication Committee has a news letter. They would like to publish the Annual Meeting date as soon as possible. For now they will go with month and year. Targeting May 11. A cost saving measure is to publish the newsletter in black and white.

The Communications Committee requests a "new owners" list so that welcome letters may be sent.

D. Management Report:

CMA reported on various communications and initiatives requested by the board. No action was taken.

IV. Old Business

A. Bay de Vieu – City Land Maintenance

CMA to get bids to have the grounds maintained and/or spruced up with landscaping/hardscaping.

Getting design ideas.

Considering possibility of a special assessment to finance the improvements. No motion was made.

V. New Business

A. Annual Meeting:

Target May 11, 2009 – looking for locations

B. Street Signs:

Marina Vista/Safe Harbor to be replaced

Marina Vista @ 121 outer road to be installed

VI. Adjournment

A. Adjournment: A motion was made to adjourn the BOD meeting at 6:59 p.m. The motion was seconded and unanimously approved.

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