

# Meridian Homeowners Association

## Open Meeting Minutes

April 20, 2009

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Monday, April 20th, 2009, beginning at 6:30 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 6:30 p.m., after noting at least a quorum of the Board was in attendance.

### II. Consent Agenda:

#### A. Minutes:

1. January 19, 2009
  2. February 23, 2009
- Continued to next meeting.

### III. Reports

#### A. President:

Mr. Badillo advised Oncor would out to replace the light pole that came down in the last wind storm.

#### B. Treasurer:

Mr. Parrish reported the budget was on track for coming in under budget for the year. He also reported the delinquency rate was still in line.

#### C. Committee Liaison:

The following items were reported:

- The community Garage Sale was cancelled due to lack of participation.
- A wine social is being held Saturday, April 25, 2009.
- A Block Party will be held Saturday, June 13, 2009.
- A brochure from the ACC was reviewed. It was suggested to be hung on doors. The Board reviewed it and made suggestions for minor changes. A motion was made, seconded, and unanimously approved to have the ACC move forward with the planned brochure as amended.
- The ACC is concerned with violations. Discussion ensued on reacting versus being proactive.

Committees have been asked to put together 2009 calendars for Board approval. Board will approve the 2009 program of work after this review.

#### D. Management Report:

In addition to the written report, Ms. Martin reported the following:

1. Mulch bids for the two areas on Bay de Vieux.
2. A list of new owners was provided.
3. New violation lists were provided.
4. Rough Riders Tickets from CMA
5. CINC Updates

**IV. Old Business**

**A. Landscaping: City of Lewisville Common Areas**

The Board reviewed the bids for mulch provided by Ms. Martin. Discussion ensued. The Board requested bids for decorative grass. The Board also discussed complaints regarding pet waste being left in these areas.

**B. Annual Meeting**

Ms. Martin reported on the upcoming Annual Meeting and the difficulties in locating a suitable location at no cost to the community. The Board advised paying for the site would be okay after checking the financials.

**C. Community Service Award**

The Board discussed the possibility of starting a community service award.

**V. New Business**

**A. Traffic Study**

The Board discussed the need for a traffic study to potentially gain additional stop signs in the community. Ms. Martin advised the City of Lewisville would need to be consulted.

**B. Posting To Website**

The Board discussed what items to post to the website. A motion was made to post all approved Open Meeting Minutes.

**C. Keep Lewisville Beautiful**

Ms. Martin provided information regarding a program called Keep Lewisville Beautiful, which was discussed by the Board.

**VI. Adjournment**

- A. Adjournment: A motion was made to adjourn the BOD meeting at 7:30 p.m. The motion was seconded and unanimously approved.

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Officer 

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Date 10/19/09