

# Meridian Homeowners Association

## Open Meeting Minutes

August 17, 2009

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Monday, August 17th, 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: President Jason Nash, Vice President Rahul Puttagunta, Secretary Aby Mathew, Treasurer Jacob Thomas, and Committee Liaison Saul Freedenberg. CMA manager Tonya Martin was also in attendance.

### I. Call to Order

President Nash called the meeting to order at 6:20 p.m., after noting a quorum of the Board was in attendance.

### II. Consent Agenda:

#### Minutes:

The Minutes from the January 19, 2009, and May 18, 2009, meetings were continued to the next meeting.

President Nash made a motion to approve the following Minutes as submitted:

1. February 23, 2009
2. April 20, 2009
3. July 20, 2009
4. August 6, 2009

Secretary Mathew seconded the motion, which was unanimously approved.

### III. Reports

#### A. President's Report

President Nash reported on the small common area at the end of Annalea Cove and asked the Board to consider adding it to the areas being maintained by the Association as the City does not do a good job maintaining this area. The matter was added to the Agenda under New Business – Other.

#### B. Treasurer's Report

As Treasurer Thomas was not given the financial package until just before the meeting was called to order, Ms. Martin reviewed the package with the Board.

#### C. Committee Liaison's Report

Committee Liaison Freedenberg reported on the following:

- The Crime Watch Committee is hosting an event October 1, 2009, in conjunction with the National Night Out and City Of Lewisville. The Social Committee will help out as needed.

- The Social Committee is hosting Fright Fest Night with a spook walk in three stages for different age groups. They are also planning the Second Annual Winter Wonderland event.
- The ACC is working on guidelines for the community and processing the many submittals generated by the Compliance Coordinator's ACC inspection.
- The Communication Committee only has two members so they meet as needed.

D. **Management Report**

Ms. Martin reviewed the written management report provided in the Board package. Additionally, Ms. Martin was asked for the following:

- To arrange for a meeting with the Compliance Coordinator Danielle Lascalere-Carlos for Friday, August 21, 2009, at 8:00 a.m. at 1315 Chaleur.
- To have the reference to DFW Alarm removed from the website.
- To prepare the paperwork to join the Calloway Nursery Yard of the Month Club for 2010.
- To research the incoming blank emails from CMA.

**IV. Old Business**

**A. Basketball Goal Amendment**

Ms. Martin reviewed the proposed mailing with the Board, who reviewed it. President Nash made a motion to send the mailing during the upcoming week. Secretary Mathew seconded the motion, which was unanimously approved.

**B. "No Dumping" Signs**

The Board discussed whether "No Dumping" signs on Bay De Vieux were necessary and determined at this time, it did not appear so because people are not dumping there now that the Association is mowing these areas.

**C. "No Soliciting" Signs**

The Board discussed whether "No Soliciting" signs at the entrances would benefit the community. The Board asked Ms. Martin to research whether No Soliciting laws pertained to religious groups. A motion was made, seconded, and unanimously approved to order two signs, one for each entrance, and have them installed.

**D. Community Purchased Trash Cans**

The Board discussed the pros and cons of community purchased trash cans and how it would be handled. The Board instructed Ms. Martin to research the cost of both 45 gallon cans and a larger can, both on wheels, and whether the Association can legally purchase one can per home per the governing documents of the community.

**E. Traffic Study**

The Board discussed traffic concerns and various methods to slow traffic in the community. The Board asked Ms. Martin to obtain the cost of "Keep Kids Alive – Drive 25 trash can stickers and to get with the City to investigate other options like street rumblers.

**F. ACC Guidelines**

The Board reviewed proposals from the ACC regarding shrubs, location of gardens within back yards, and edging bricks. A motion was made, seconded, and unanimously approved to change the ACC Guidelines pertaining to shrubs. A motion was made, seconded, and unanimously approved to allow people to plant gardens and vines next to fences as long as they do not touch any fences. President Nash made a motion to allow single color edging bricks as long as they are properly maintained. Vice President Puttagunta seconded the motion, which was unanimously approved.

**V. New Business**

**A. Fine Policy**

The Board discussed the need for a more strict fine policy. Committee Liaison Freedenberg made a motion to change the existing policy to allow for escalating fines starting at \$50 and doubling each subsequent time until it reaches a maximum of \$1,000, with the stipulation that if the same violation occurs within one calendar year, the violation level picks up where it last left off, including fine levels. Vice President Puttagunta seconded the motion, which was unanimously approved.

**B. City Property at Annalea Cove**

The Board discussed the merits of maintaining the City owned property at the end of Annalea Cove. President Nash made a motion to have the Association maintain this area. Vice President Puttagunta seconded the motion, which was unanimously approved.

**VI. Adjournment**

A motion was made to adjourn the BOD meeting at 8:20 p.m. The motion was seconded and unanimously approved.

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Officer



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Date

