

Meridian Homeowners Association

Open Meeting Minutes

September 21, 2009

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Monday, September 21st, 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, Treasurer Jacob Thomas, and Committee Liaison Saul Freedenberg. Secretary Aby Mathew was unable to attend. CMA manager Tonya Martin was also in attendance.

I. Call to Order

President Nash called the meeting to order at 6:15 p.m., after noting a quorum of the Board was in attendance.

II. Consent Agenda:

Minutes:

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

1. January 19, 2009
2. May 18, 2009

Vice President Puttagunta seconded the motion, which was unanimously approved.

President Nash made a motion to approve the August 17, 2009, Minutes a submitted. Treasurer Thomas seconded the motion, which was unanimously approved.

III. Reports

A. President's Report

President Nash reported on Crime Watch Committee Chair Toni Nash stepping down as Chair as of October 31, 2009. Additionally he reported that the City had declined installation of Children at Play signs in the neighborhood, stating they are ineffective.

B. Treasurer's Report

Treasurer Thomas inquired whether the management contract fees and landscape fees were consistent from month to month. Ms. Martin stated they were at a fixed rate per existing contracts. She will scan invoices to the Board for edification.

C. Committee Liaison's Report

Committee Liaison Freedenberg stated he will report on various items during the course of the meeting, as they come up on the agenda.

D. Management Report

Ms. Martin reviewed the written management report provided in the Board package.

IV. Old Business

A. Basketball Goal Amendment

Ms. Martin reviewed the early standings with the Board, stating it could change given there are several more days left to vote.

B. Community Purchased Trash Cans

The Board discussed the pros and cons of community purchased trash cans versus the costs provided by Ms. Martin. After the discussion, Committee Liaison Freedenberg made a motion to dismiss the matter. President Nash seconded the motion, which was unanimously approved.

C. Traffic Options

Continued.

D. ACC Guidelines

The Board discussed new provisions recommended by the ACC. They also discussed a petition regarding covered patios and landscape edging issues. Vice President Puttagunta made a motion that in the sample provided by the ACC, the first three pages are approved with the option on the third page to instead provide a photo of the existing house with either a photo of an example or examples from the manufacturer/builder in the stead and the make page four optional to the owner. Committee Liaison Freedenberg seconded the motion, which was unanimously approved.

E. Fine Policy

Continued.

F. Set Strategic Planning Date

Continued.

V. New Business

A. Light in Entry Island

Ms. Martin reported the cost of a new pedestal for lighting the entry island. The Board inquired whether it was necessary given the existing pedestal. Ms. Martin will research. Additionally, Ms. Martin reported that reflective paint on the curbs could also be beneficial. The Board would like costs for everything at the next meeting.

B. Children at Play Signs

The Board discussed the merits of pursuing Children at Play signs knowing the City will not allow them to be placed on their sign poles. The Committee is asked to find the desired locations for the signs and to talk to the owners of the lots where the signs would potentially be placed for authorization to place them in their yards.

C. Social Committee Budgets for 2009

Committee Liaison Freedenberg recommended a budget of \$5,000 total to be split between the two remaining community events in 2009 given the 2009 Community Activity remaining budget. Discussion ensued. President Nash made a motion to grant \$3,000 for the Halloween event and \$5,000 for the Winter Wonderland event. Committee Liaison Freedenberg seconded the motion, which was unanimously approved.

D. Keep Kids Alive Campaign

The Board discussed the Keep Kids Alive campaign to slow drivers down. President Nash made a motion to have the Association purchase 200 trash can stickers for distribution to those with trash cans. Vice President Puttagunta seconded the motion, which was unanimously approved.

E. Landscape Contract

Ms. Martin presented a new contract from the existing landscape company, Manders Maintenance. The Board discussed the issue. President Nash made a motion to approve the new contract as provided. Vice President Puttagunta seconded the motion, which was unanimously approved.

F. Tree Issue

The Board reviewed the list of dead/dying/missing trees in yards and discussed how to pursue getting them replaced. The Board directed Ms. Martin to send a general letter to all owners on the list of homes with dead/dying/missing trees that it is a violation and that starting in November, they will be cited if not taken care of by then.

VI. Adjournment

A motion was made to adjourn the BOD meeting at 9:20 p.m. The motion was seconded and unanimously approved.

Officer



Date

