

Meridian Homeowners Association

Open Meeting Minutes

October 19, 2009

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Monday, October 19th 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 6:12 p.m., after noting a quorum of the Board was in attendance.

II. Consent Agenda:

Minutes:

President Nash made a motion to approve the Minutes of the September 21, 2009, meeting as submitted. Vice President Puttagunta seconded the motion, which was unanimously approved.

III. Reports

A. President's Report

President Nash reported on various homeowner concerns regarding the new ACC activities.

B. Treasurer's Report

Treasurer Thomas was unable to provide a report as the September financials are not ready. He requested CMA try to provide them by the 15th monthly.

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. Additionally, he reported on the status of the upcoming Halloween event.

D. Management Report

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

IV. Old Business

A. 2010 Budget

The Board reviewed the Draft 2010 budget as submitted by Ms. Martin. The Board requested \$1,583 be removed from Insurance as it was determined only about \$1,000 would be needed for the anticipated 3% increase in 2010, \$1,000 be removed from Supplies, and \$3,198 be moved out of Landscape Maintenance as the contract has been renegotiated. The monies that were removed from those accounts shall be placed in

Community Activities for 2010. President Nash made a motion to approve the 2010 budget as amended. Secretary Mathew seconded the motion, which was unanimously approved.

B. Traffic Options

Ms. Martin reported the City does not believe the traffic conditions within the community warrant additional traffic remediation but if owners request, they will conduct traffic studies.

C. ACC Guidelines

Committee Liaison Freedenberg reported on two additional changes to the proposed ACC Guidelines requested by the ACC. The Board agreed to the changes and asked that the completed documents be reviewed by the Attorney so they can be implemented.

D. Fine Policy

Ms. Martin reported on the findings of the attorney that they can implement the beginning fine of \$50 that doubles each subsequent violation until the fine maxes out at \$1,000 and that the violation start at the place they left off going back six months. Ms. Martin will provide the new policy for signature from the attorney.

E. Set Strategic Planning Date

The Board asked to wait on setting the date until after a Reserve Study is obtained.

F. Entry Island Lighting

The Board asked Ms. Martin to obtain bids for both landscape lighting at the entry as well as just a pole light.

V. New Business

A. Committee Structure

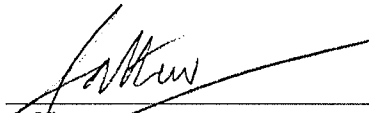
The Board reviewed the committee structure diagram as provided by Committee Liaison Freedenberg and discussed how volunteers are placed on the committees, when they are placed on committees, and how the committees function.

B. Website Domain Renewal

President Nash will advise the Board on the cost of renewing the website domain for five years.

VI. Adjournment

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



Officer

10/21/2009

Date