

# Meridian Homeowners Association

## Open Meeting Minutes

December 21, 2009

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Monday, December 21<sup>st</sup>, 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, Secretary Aby Mathew, Treasurer Jacob Thomas, and Committee Liaison Saul Freedenberg. Vice President Rahul Puttagunta was not in attendance. CMA manager Tonya Martin was also in attendance.

### I. Call to Order

President Nash called the meeting to order at 6:36 p.m., after noting a quorum of the Board was in attendance.

### II. Consent Agenda:

#### Minutes:

Secretary Mathew made a motion to approve the Minutes of the November 23, 2009, meeting of the Board of Directors as submitted. Committee Liaison Freedenberg seconded the motion, which was unanimously approved.

### III. Reports

#### A. President's Report

President Nash asked CMA to further investigate the shed located in the back yard of the first house on the right on Andrew Court.

#### B. Treasurer's Report

Treasurer Thomas made a report. Ms. Martin will get more details on the Insurance line items for November.

#### C. Committee Liaison's Report

Committee Liaison Freedenberg reported on the Winter Wonderland event and asked Ms. Martin to watch for a \$180 refund from the cancelled Hay Ride. Committee Liaison Freedenberg also reported that the Volunteer Appreciation will be held in March.

#### D. Management Report

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

### IV. Old Business

#### A. ACC Guidelines

Committee Liaison Freedenberg made a motion to approve the recommended ACC Guidelines effective February 1, 2010. Secretary Mathew seconded the motion, which was unanimously approved.

#### B. Set Strategic Planning Date

Continued to next meeting.

**C. Website Domain Renewal**

Committee Liaison Freedenberg reported the completion of this project.

**D. Reserve Study Bids**

Continued to next meeting.

**E. Fine Policy**

Committee Liaison Freedenberg made a motion to approve the attorney recommended policy as amended. President Nash seconded the motion, which was unanimously approved.

**F. Entry Lighting**

Secretary Mathew made a motion to approve the Neathery proposal without the pole lights. President Nash seconded the motion, which was unanimously approved.

**V. New Business**

**A. Party Trailer**

The Board discussed the pros and cons of purchasing a party trailer for the community and decided without a location to permanently park it, it was not a good option for the community.

**B. Community Service Award**

The Board discussed starting a Community Service Award for a non-Board volunteer in the community that serves Meridian. President Nash made a motion to approve the award to be presented at the Annual Meeting that will include a plaque-type award and a \$100 gift card. Treasurer Thomas seconded the motion, which was unanimously approved.

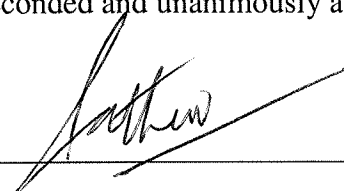
**C. Transitional Board Meeting**

President Nash made a motion to have the first Board meeting after the Annual Meeting be a dinner meeting with both the incoming and outgoing Board Members to allow the outgoing Board Members to relay all important information to the incoming Board members and answer any questions they may have. Secretary Mathew seconded the motion, which was unanimously approved.

**VI. Adjournment**

A motion was made to adjourn the BOD meeting at 8:33 p.m. The motion was seconded and unanimously approved.

\_\_\_\_\_  
Officer



02/15/2010  
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Date