

# **Meridian Homeowners Association**

## **Open Meeting Minutes**

July 19, 2010

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Monday, July 19, 2010, 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: Rahul Puttagunta, Aby Mathew, Barbara Jamison, Niranjana Gaddekar, and Saul Freedenberg. CMA manager Tonya Martin and Vice President Rob Koop were also in attendance. The following homeowner was also in attendance: Byron Jamison.

### **I. Call to Order**

President Mathew called the meeting to order at 6:01 p.m., after noting a quorum of the Board was in attendance.

### **II. Consent Agenda**

- A. Minutes: May 10, 2010
- B. Appointment of Shrihari Sathaye as Crime Watch Chair
- C. Solar Shades Policy – Pulled and placed in Old Business for discussion.
- D. New Community Email “Suggestions@meridianhoa.net”

Vice President Jamison made a motion to approve the three items remaining on the Consent Agenda as presented. President Mathew seconded the motion, which was unanimously approved.

### **III. Reports**

#### **A. President’s Report**

President Mathew reported the pampas grass approved for planting along the Bay de Vieux common areas need irrigation to survive. The neighbor at the corner of Twilight and Bay de Vieux has agreed to allow the Association to tie into their irrigation line for reimbursement. Ms. Martin was asked to get the cost for this at that home as well as the nearest home at the intersection of Mandalay Bay and Bay de Vieux and 1299 Chaleur and 2670 Annalea Cove.

#### **B. Treasurer’s Report**

Ms. Martin presented the financial report and answered various questions from the Board.

#### **C. Committee Liaison’s Report**

##### **i. Social**

Committee Liaison Freedenberg advised the general plans for the Fall Fun Fright Fest and the need for a budget of \$2,500. President Mathew made a motion to approve a budget of \$2,500 as requested. Vice President Jamison seconded the motion, which was unanimously approved.

**ii. Crime Watch**

The Board discussed the list presented by street by the Communications Committee for potential use by the Crime Watch Chair and Crime Watch Block Captains. Vice President Jamison made a motion to send the list to the Crime Watch Chair and Block Captains with homeowner names, addresses, both home and cell phone numbers and email addresses. After discussion, Ms. Jamison amended her motion to allow the Chair to have the homeowner names, addresses, both home and cell phone numbers, and email address but not to include the email addresses to the Block Captains.

**iii. Communication**

The Board discussed the need for website updates to be approved by the Board prior to changes being made. Committee Liaison Freedenberg made a motion to approve payment of \$12.99 per month for the site renewal with GoDaddy. President Mathew seconded the motion, which was unanimously approved.

**D. Management Report**

Ms. Martin presented a written report and reviewed it with the Board.

**IV. Old Business**

**A. Set Strategic Planning Date**

Continued to next meeting.

**B. ACC Guidelines**

President Mathew reviewed the document as created by the Board. Vice President Jamison made a motion to approve the document as presented. President Mathew seconded the motion, which was unanimously approved with some reservations by Treasurer Gadekar. (Attached to Minutes.)

**C. Appointment of Committee Members**

Due to the large number of volunteers for the ACC, the Board held a lottery to select the five new member (and three alternates) for the ACC. The people not selected will be contacted by Board members, who will express their sincere appreciation for volunteering and to explain why they were not selected this time. Committee Liaison Freedenberg will contact the committee chairs with the names and contact information for everyone that volunteered for the various committees except those not selected for the ACC. Committee Liaison presented a motion to approve all of the above. Treasurer Gadekar seconded the motion, which was unanimously approved.

**D. Video/Audio Taping of Meetings**

The Board discussed the pros and cons of various types of taping of both Board and Committee meetings and considered the written advice presented by the Association attorney. Vice President Jamison made a motion to accept the advice of the Association attorney and unless required by law, not to allow video and audio taping of Board and/or Committee members. President Mathew seconded the motion, which was

approved 4 – 1 with objections from Treasurer Gadekar based on his prior experience attending an ACC meeting at an ACC member's home.

**E. Website**

Ms. Martin was asked to set up the “webinar” with a representative from CMA for 11:00 a.m. on Thursday, July 29<sup>th</sup>.

**F. Advertising on Website**

Continued to next meeting.

**G. Multi-Colored Picket Edging**

The Board discussed the enforcement of the policy on hearings and appeals. Additionally, the Board discussed the letters needing to be sent to the four homeowners that have not yet removed the loose housing brick used as landscape borders.

**H. Board and Committee Meeting Locations**

The Board discussed the pros and cons of meeting in the homes of volunteers or at neutral locations outside the community. Committee Liaison Freedenberg made a motion to allow the Committee Chair determine the meeting location for their committee. Secretary Puttagunta seconded the motion, which was approved with three members voting in favor of the motion, one against, and one abstaining from the vote.

**I. Rules vs. Aesthetics**

The Board discussed this with other subjects.

**J. Uniform Application of ACC Guidelines**

The Board discussed the need to be consistent enforcing not only the ACC guidelines but all association rules and regulations.

**K. Amend Bylaws**

Continued to next meeting.

**L. Trees in Curb Strips**

Committee Liaison Freedenberg made a motion to approve moving the six trees in the curb strips on Annalea Cove at \$100 each by Manders Maintenance in the fall after the leaves drop assuming the homeowners agree. Vice President Jamison seconded the motion, which was unanimously approved.

**M. Cameron Bay Entrance Island Landscaping**

The Board reviewed the proposal from Manders Maintenance and requested additional options be obtained by Ms. Martin.

**N. Solar Shades Policy**

The Board discussed concerns from Board members on the proposed Solar Shade Policy. President Mathew made a motion to approve the Policy as presented. Vice President Jamison seconded the motion, which was approved 3 – 1.

**V. New Business**

**A. Investment Policy**

Continued to next meeting.

**B. Homeowner Rules for Open Forum**

Continued to next meeting.

**C. Homeowner Rules for Appeals to Board**

Continued to next meeting.

**D. Curb Strip Trees**

President Mathew made a motion to prohibit owners from planting trees in curb strips due to maintenance concerns. Committee Liaison Freedenberg seconded the motion, which was unanimously approved.

**VI. Adjournment**

A motion was made to adjourn the BOD meeting at 10:20 p.m. The motion was seconded and unanimously approved.

Officer



10/22/2010  
Date

## **Niranjan Gadekar's Objection to New ACC Guidelines**

I do not see any reason to carry over 4 members from the present ACC for this year. I question the legality and motive behind such a rule. I had attended two consecutive ACC sessions and only the same three members turned up in these meetings. Yet, this board wants to retain four veteran members. The board is trying to keep the same members on the ACC year after year and this is not justified esp now since we have so many new applicants. I would like a new ACC to be formed every year.

No restriction should be placed on election on chairman. The committee members elect their chairman. Just like the board does for itself. Nothing special about the ACC that the chairman should be from the previous year.

The way I see it, this is how it should work:

- If there is any new applicant for ACC and the total of members wishing to serve(incl current ACC members) is more than 9, we draw by lots.

- If there is no new applicant, we ask the present ACC to continue.

If any ACC member wishes to step down and there is a volunteer to replace, then we replace immediately. If there is more than one applicant, we draw lots to replace.

5,6,11) Too much power/authority is being vested in the ACC chair.