

Meridian Homeowners Association

Open Meeting Minutes

August 16, 2010

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Monday, August 16, 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 was also in attendance. The following homeowner was also in attendance: Sonal Patel.

I. Call to Order

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

II. Consent Agenda

A. Minutes: July 19, 2010

President Mathew made a motion to approve the Minutes after amending them to remove a section called "Covenant Enforcement and Fine Police" from Old Business. Vice President Jamison seconded the motion, which was unanimously approved.

B. Amended ACC Guidelines

Committee Liaison Freedenberg made a motion to approve the Amended ACC Guidelines as presented. Vice President Jamison seconded the motion. Treasurer Gaddekar opposed the amendment because he believes the ACC Chair should not be a voting member of the Board. The motion was approved 4-1.

Reports

C. President's Report

President Mathew stated his concern regarding picket edging not being maintained, tree requirements not being met, and ACC compliance follow up.

D. Treasurer's Report

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

E. Committee Liaison's Report

i. ACC

Committee Liaison Freedenberg advised two of the members had excused absences from the most recent meeting and one member of the committee was unaccounted for. At the meeting, the committee discussed ACC compliance with approved plans, the need to stop using CINC to submit because when the submittal is printed, it is a report, not in a submittal format that the committee can utilize. All the members present signed the ACC Guidelines as amended.

Additionally, they would like to attend a repeat of the ACC webinar hosted by CMA.

ii. Communications

Nothing to report.

iii. Crime Watch

Speed carts were placed in the community for two weeks and the police will be following up with data they received.

iv. Social

The committee is concerned about the lack of physical support from members of the community. Unless more people volunteer, they won't be able to host the Winter Wonderland and would like to spend that money on the Fall Fun Fright Fest. Additionally, there was a bourbon tasting party the previous weekend attended by 16 couples. The next "tasting" will be October 9, 2010.

F. Website Updates

i. Board

Only one owner sent in a comment/question.

ii. Suggestions

Nothing posted.

G. Management Report

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

IV. Old Business

A. Set Strategic Planning Date

Continued.

B. Website

The Board requested Vice President Rob Koop of CMA to follow up with the IT Department to make arrangements for the previously requested webinar.

C. Advertising on Website

Continued.

D. Amend Bylaws

The Board discussed whether the Bylaws need to be amended and what sections to amend.

E. Trees in Curb Strips

Continued.

F. Covenant Enforcement and Fining Policy

The Board reviewed the existing policies and the proposed policy. Vice President Jamison made a motion to approve the Amended Covenant Enforcement Policy as presented. Secretary Puttagunta seconded the motion, which was unanimously approved.

G. Cameron Bay Entrance Island Landscaping

Continued.

H. Investment Policy

The Board discussed the Draft Investment Policy provided by Ms. Martin.

I. Homeowner Rules for Open Forum

The Board discussed the need for rules to govern Board meetings. Committee Liaison Freedenberg made a motion to approve the Homeowner Rules for Open Forum as presented. Vice President Jamison seconded the motion, which was unanimously approved.

J. Homeowner Rules for Appeals to Board

The Board discussed the need for rules when homeowners appeal decisions to the Board. Committee Liaison Freedenberg made a motion to approve the Homeowner Rules for Appeals to Board as presented. Vice President Jamison seconded the motion, which was unanimously approved.

V. New Business

A. Posting Committee Member Names

Vice President Jamison made a motion not to post the names of committee volunteers other than the Chairs. Secretary Puttagunta seconded the motion. The Board discussed the subject at length. The motion passed 4-1.

B. Dog Issue

The Board discussed the recent sightings of a dog that knocked one owner to the ground, resulting in injury, and another owner being cornered in their garage by a dog matching the same description. The Crime Watch committee will be asked to contact the Police and School as the Board is concerned about the safety of the members of the community, especially the children as they wait for the bus when school starts.

C. 2011 Budget

Ms. Martin requested a special meeting with the Board to go through and finalize the 2011 budget. The Board agreed to meet Monday, September 13, 2010.

D. Board Meeting Frequency

President Mathew brought up the fact that the contract with CMA calls for quarterly Board meetings and made a motion to meet bi-monthly. Committee Liaison Freedenberg seconded the motion, which was unanimously approved. The next Board meeting will be Monday, October 18, 2010.

VI. Adjournment

A motion was made to adjourn the BOD meeting at 8:52 p.m. The motion was seconded and unanimously approved.



Officer

10/22/2010

Date