

# **Meridian Homeowners Association**

## **Open Meeting Minutes**

**October 22, 2010**

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Friday, October 22, 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, Niranjan Gadekar, and Saul Freedenberg. CMA Vice President Rob Koop and CMA manager Tonya Martin were also in attendance.

### **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: August 16, 2010**

Vice President Jamison made a motion to approve the Minutes of the August 16, 2010, Board of Directors meeting as presented. President Mathew seconded the motion, which was unanimously approved.

#### **B. Minutes: September 13, 2010**

Vice President Jamison made a motion to approve the Minutes of the September 13, 2010, meeting of the Board of Directors as presented. President Mathew seconded the motion, which was unanimously approved.

### **Reports**

#### **C. President's Report**

President Mathew stated his concern regarding compliance and stated the top concerns for the Board were edging bricks not being maintained, dead trees (and tree stakes), homes exceeding the limit of three pots in the front yard, vines growing on fences, weeds, yard maintenance, and fence maintenance. Additionally, the Board clarified they do not want CMA to fine for storm doors and further discussed solar shades.

#### **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 stated the ACC's request for the Board to revisit approved solar shade colors. Mr. Freedenberg will provide color samples for the next meeting. Additionally, he reported two members have missed multiple meetings and will be replaced with the next people on the list of volunteers who are eligible.

**ii. Communications**

Nothing to report.

**iii. Crime Watch**

The committee had a good turn out and will be participating in the Fall Fun Fright Fest. Additionally, they are working with homeowners for placing Children at Play signs in strategic locations throughout the community. Finally, they are working on getting brighter bulbs for the existing lights in the community. According to Co-Serve, the cost would be about \$300 per pole to upgrade the wiring to facilitate the brighter bulbs.

**iv. Social**

The Fall Fun Fright Fest is scheduled for Saturday, October 30, 2010, and is coming in under budget. The committee is having good turn out for their meetings.

**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. Website – CMA or Renew GoDaddy**

Committee Liaison Freedenberg made a motion to approve the funding to continue with GoDaddy. Vice President Jamison seconded the motion, which was unanimously approved.

**B. Advertising on Website**

The Board discussed the pros and cons of allowing businesses to advertise on the community's website. Committee Liaison Freedenberg will provide information regarding advertising on the website for the next meeting.

**C. Amend Bylaws**

Continued.

**D. Investment Policy**

Continued.

**E. Signs**

Ms. Martin was asked to provide photos of the No Soliciting and No Trespassing signs for the Board's consideration. The Board did not like the cost and look of the A Frame signs and decided to look into another solution.

**F. Compliance Issues**

The Board discussed how to streamline the process to make it easier for homeowners and for enforcement.

**G. Reset 2011 Budget to \$54 per Quarter**

The Board discussed why the assessments needed to be increased 10% in 2011 and determined there was no way to keep them at the 2010 rate, so the 10% increase stands.

**V. New Business**

**A. Revise Rules**

The Board agreed to review all rules and regulations prior to the next meeting so they can consider amending them to make them more homeowner friendly.

**B. Paint Choices**

The Board discussed the need to repaint house trim and how to determine what colors would be acceptable. Ms. Martin suggested checking with a paint store such as Sherwin Williams to obtain a color wheel and perhaps consider using an LRV (Light Reflectivity Value) to have an acceptable range for homeowners to choose from without having to go through the submittal process.

**C. Time-Saving Guidelines**

Ms. Martin was asked to modify the section "Collection Director" so the Board can approve the policy.

**VI. Adjournment**

A motion was made to adjourn the BOD meeting at 9:52 p.m. The motion was seconded and unanimously approved.

  
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Officer

11/15/2010  
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Date