

# **Meridian Homeowners Association**

## **Open Meeting Minutes**

January 10, 2011

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Monday, January 10, 2011, 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: Aby Mathew, Barbara Jamison, Rahul Puttagunta, Niranjana Gadekar, and Saul Freedenberg. CMA manager Tonya Martin was also in attendance. Homeowner Ajit Mohekar also attended.

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

Vice President Jamison called the meeting to order at 6:14 p.m., after noting a quorum of the Board was in attendance.

### **II. Consent Agenda**

#### **A. Minutes: November 15, 2010**

Vice President Jamison made a motion to approve the Minutes of the November 15, 2010, Board of Directors meeting as presented. Secretary Puttagunta seconded the motion, which was unanimously approved.

### **Reports**

#### **B. President's Report**

President Mathew reported on the following:

- An Advertising Policy needs to be addressed.
- Solar Shades Policy needs to be enforced.
- The Board would like to meet with CMA during normal office hours at CMA's office to discuss compliance concerns and negotiate the contract.

#### **C. Treasurer's Report**

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

#### **D. Committee Liaison's Report**

##### **i. ACC**

Nothing to report.

##### **ii. Communications**

Everything is going well.

##### **iii. Crime Watch**

The committee is ready to move forward with the Children at Play signs.

##### **iv. Social**

The committee will resume meeting later this month or in February to plan the summer event. Additionally, a wine tasting is scheduled for later in January.

**E. Website Updates**

**i. Board**

An owner from Castle Hills contacted the Board regarding the Water District and the desire to gain their own zip code to differentiate Castle Hills and Meridian from The Colony.

**ii. Suggestions**

The Board reviewed a letter submitted from an owner pertaining to how to present edited documents to owners, budget questions, and so forth.

**F. Management Report**

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

**IV. Old Business**

**A. Amend Bylaws**

After reviewing the documents provided by the attorney, Vice President Jamison made a motion to have CMA mail the ballot, supporting information, and cover letter to all owners using colored paper for the ballot, adding the word "Ballot" at the top, and including a self addressed, stamped envelope. President Mathew seconded the motion, which was unanimously approved.

**B. Investment Policy**

After reviewing the document, Committee Liaison Freedenberg made a motion to approve the Investment Policy as provided. Treasurer Gadekar seconded the motion, which was unanimously approved.

**C. Signs**

The Board reviewed the sign agreement as presented by the attorney and requested two minor changes. Once made, they will be provided to the Crime Watch Committee for use in installing the Children at Play signs. Additionally, a "No Trespassing" sign is needed next to Barbara Jamison's home as it has access to the lake and Corp of Engineer land that people are using while carrying guns, which is a conceived danger to people in the community.

**D. Revise Rules**

The Board discussed the proposed Rules revisions at length and opted to not pursue the matter at this time.

**E. Paint Choices**

Continued.

**F. Entrance Landscaping**

Continued.

**G. Bay de Vieux Landscaping**

Continued.

**V. New Business**

**A. Billing Issues**

Ms. Jamison stated the mistake was that of the post office, not CMA.

**B. 2010 Audit**

After reviewing the three proposals to complete the 2010 audit, President Mathew made a motion to accept the proposal from Devolt. Committee Liaison Freedenberg seconded the motion, which was unanimously approved.

**C. Advertising in Newsletter**

The Board discussed multiple requests to advertise in the quarterly newsletter. Committee Liaison Freedenberg made a motion to allow business card sized ads in the newsletter at the cost of \$150 annually with the caveat that the Board must approve all advertising prior to be accepted. Treasurer Gadekar seconded the motion, which was approved with a vote of 4-0, with Vice President Jamison abstaining.

**D. Annual Meeting**

The Board discussed scheduling the Annual Meeting of the Members for May 16, 2011. Ms. Martin will pursue the high school for the location.

**E. Landscape Contract**

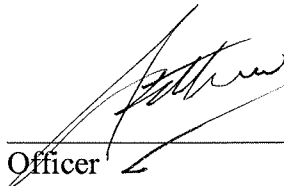
The Board asked to go out to bid for landscape services but asked the Manders Maintenance be included in the bid process.

**F. Next Meeting**

The next meeting of the Board will be March 21, 2011.

**VI. Adjournment**

A motion was made to adjourn the BOD meeting at 9:05 p.m. The motion was seconded and unanimously approved.

  
\_\_\_\_\_  
Officer

03/21/2011  
\_\_\_\_\_  
Date

**Tonya Martin**

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**From:** Saul Freedenberg [saul@freedenberg.net]  
**Sent:** Tuesday, March 08, 2011 8:29 AM  
**To:** 'Barbara Jamison'; 'Aby Mathew'; 'Niranjan Gadekar Yahoo'; 'Rahul PuttaguntaBoard'  
**Cc:** Tonya Martin  
**Subject:** First half of the year Social Events

The Social club meeting was last night and they have done some great planning for the first part of the year. Below you will find four events and only 3 will require budget money. Also we have decided for the block party that there will be no main type food served. It will be a picnic style. There will be drinks and other small type items but if you want a sandwich then you need to bring it. I think this will be a nice idea for this one and it will also cut down on the budget and help save a little money.

Sat. April 16th - Clean & Clear or Weed & Trim (best name still to be determined - ideas welcome)

Get out and enjoy the weather weed your flower beds, plant some new flowers, clean out your garage, etc.

At 2 pm until 3 pm take a break and come join us at the Cameron Bay entrance for an ice cream social!

\$150 budget for ice cream, bowls, etc.

Sat. April 30th - Sip & See at Srikala's from 10:30 am to 12 pm

Mommies with babies born in 2010, 2011 or expecting come mingle and meet others in the neighborhood. Might serve brunch.

\$150 budget

Sat. May 14th - Beer/Wine Social at the Keenen's 6 pm

No budget needed

Sat. June 11th - 3rd Annual Block Party

\$2500 budget for activities (dunk tank, big slide, duck game, pools, another adult game, etc), drinks, snow cones, tables/chairs and a **big** tent for shade. The tent was a item that we are looking into and will depend on where the event is held.



3/10/2011

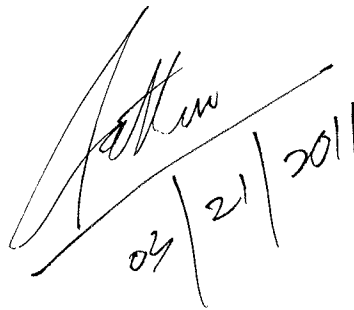
I have a coupon for the Sno to go lady if we book her by 3/31.

Tonya and update on the - Annual Meeting WHEN/WHERE? Tues. May 17th

We need to have a vote on this please.

My vote is yes

Saul Freedenberg

A handwritten signature, likely "Saul", is written in cursive. Below the signature, the date "04/21/2011" is written in a similar cursive style, separated by vertical lines.