

# Meridian Homeowners Association

## Open Meeting Minutes

July 27, 2011

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Wednesday, July 27, 2011, beginning at 6:10 p.m. at the Keller Williams Realty Office located 3700 Standridge in Lewisville, TX. The following Board members were in attendance: William Borrowman, Saul Freedenberg, Aby Mathew, Shrihari Sathaye and Dimple Trivedi.

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

Saul Freedenberg called the meeting to order at 6:10 p.m., after noting a quorum of the Board was in attendance.

### **II. Consent Agenda**

#### **A. Minutes: July 27, 2011**

Shrihari Sathaye made a motion to approve the Minutes of the June 20, 2011, Board of Directors meeting. Dimple Trivedi seconded the motion, which was unanimously approved.

### **III. Reports**

#### **A. President's Report**

Saul Freedenberg reported on the following:

##### **I. Legislative Legal Changes Report**

- Need to quickly work on the following:
  - Rain Barrels – HB 3399
  - Solar Energy and Solar Panels – HB 362
  - Flags & Flagpoles – HB 2779

##### **II. Park**

- In two (2) weeks, the shovel will hit the ground

#### **B. Treasurer's Report**

William Borrowman reported on the following:

- Bowling Event was under the \$500.00 budget
- Street Lights budget to be split 50/50 between 2011 and 2012 budget
- Quote from construction company a bit too high – request other quotes
- Budget Meeting discussion

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

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

- Five (5) homeowners submitted request. Nothing pending.
- Shrihari Sathaye made a recommendation that each Board Member should service on the ACC committee four (4) months each rotating

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

- None
- iii. **Social**
  - Bowling Event – under budget, low turnout
  - Cathy Murray wants Weed & Feed poured in city controlled area
- iv. **Crime Watch**
  - Signs to be put in once homeowner signatures are complete
- D. **Website Updates**
  - I. **Board**
    - None
- E. **Management Report**
  - Under budget, working capital we are fine

#### IV. **Old Business**

- A. **House Paint Review**
  - No updates
- B. **Landscape Contract Revision**
  - a. Aby Mathew and William Borrowman approved and all in favor
- C. **CMA's Contract**
  - continued discussions
- D. **Underground Tornado Shelter Policy**
  - a. City permit to be required
  - b. Proper submittal of architectural plan
  - c. Some type of written procedure on this should be prepared by Board Member
- E. **Mission Statement**
  - Board Members to send Saul Freedenberg an email on their goals discussed in previous BOD meeting

#### V. **New Business**

- A. **Common Lot Drainage**
  - Discussions
- B. **Street Lights Replacements**
  - Discussions
- C. **Fence Maintenance**
  - Ask CMA to look into during inspector visit as paints need to be stained and/or painted
- D. **Vegetable Gardens**
  - Not being maintained in some parts of the community, ask CMA to look into during inspector visit
- E. **Future Meeting Places for Board Meetings**
  - No new updates
- F. **Other**

- Insurance Policy Renewal – savings over \$2K if switched to different carrier. Board Members to review insurance coverage and vote on Friday, July 29, 2011 via email.
- Flag Pole Amendment – Saul Freedenberg wrote up the Flag Pole Amendment. Board Members reviewed. William Borrowman recommended a change. Saul Freedenberg to make the change.
- Entrance Lights – Michele with CMA will have an electrician come out and take a look at this. There will be a \$65.00 trip charge.

**VI.**

**Adjournment**

Saul Freedenberg made a motion to adjourn the BOD meeting at 7:51 p.m. William Borrowman seconded the motion and was unanimously approved.



President Meridian HOA  
9/14/11