

Meridian Homeowners Association

August 25, 2011

Open Meeting Minutes

Meridian Home Owners Association Board of Directors held an Open Meeting of the Association on Thursday, August 25, 2011. The meeting commenced at 6:40 PM at Keller Williams Realty, 3700 Standridge Dr. in Colony, TX. Board members in attendance: William Borrowman, Saul Freedenberg, Aby Mathew, Shrihari Sathaye and Dimple Trivedi.

I. CALL TO ORDER

President Saul Freedenberg called the Meeting to Order at 640 PM. Quorum required for the meeting was present as all the Board members were in attendance. There were no Home Owners present for the meeting.

II. CONSENT AGENDA

- A. Vice President Ms. Trivedi presented the board with the minutes for the Meridian HOA Board of Directors meeting held on July 27, 2011. The whole board reviewed the minutes and President Freedenberg made a motion to remove sections VII, VIII, IX and section X from the minutes and Treasurer Borrowman seconded the motion which was approved by the whole board. President Freedenberg made a motion to make correction to V (B) which was seconded by V. President Trivedi and approved by the whole board. President Freedenberg made a motion to approve the minutes with the above changes and it was seconded by Secretary Mathew and approved by the whole board.

III. REPORTS

A. Presidents Report: President Freedenberg reported on the following:

1. Updates on the Lewisville Park being developed adjacent to the community. Questions were raised by Treasurer Borrowman and Secretary Mathew about security of the Home Owners properties adjoining the park. Treasurer Borrowman also discussed about what options the HOA had about mowing the property that gives the community access from inside the community to the Lewisville Park on Safe Harbor Drive.
2. A few residents on Bay De Vieux expressed their opposition to President Freedenberg about the board's consideration for planting monkey grass on community property at the intersection of Bay De Vieux Drive and Twilight Drive. Secretary Mathew mentioned a couple of home owners who wanted the HOA to plant the monkey grass as a part of beautification of the community.
3. Lighting issues at entryway on Cameron Bay Drive and Standridge Drive have been fixed successfully by the contractor. The expense of \$1200.00 to get this fixed has been taken out of the reserve fund.
4. The entryway lights on Memorial Drive and Marina Vista Drive have not been working.

B. Treasurers Report: Treasurer Borrowman reported that

1. He had not received replies to questions he asked CMA about foreclosure properties and homes owned by Fannie Mae & other banks to clarify their eligibility for membership of the HOA.
2. The reports showed that we were below budget for the past month.
3. Raised questions about insurance and the negative variance on premium.
4. Asked the board to explore the possibility to use other legal resources to reduce expenses.

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C. Committee Liaison Report: Committee Liaison reported:

1. There were 5 ACC requests and all requests have been replied to.
2. There were no updates from Social, Communications and Crime watch committees.
3. All mention of wine and beer had been removed from the Meridian HOA website.
4. All wine & beer socials have been indefinitely suspended.

Vice President Trivedi asked why there were no crime-watch committee meetings and committee liaison Sathaye said that he would ask the crime watch chairperson to expedite a meeting soon. President Freedenberg said that there would be no walk in the woods for Fall Fright Fest because of logistical issues. He also said that a variety of Pizzas would be served for the same. President Freedenberg stressed on the need for continuing with the wine & beer social. Treasurer Borrowman gave his suggestions supporting the idea. Secretary Mathew, Vice President Trivedi and Committee Liaison Sathaye gave their responses in opposition to the idea due to their concerns about lack of liability insurance for the wine & beer social.

D. Website Update & Vice President Report: Vice President Trivedi reported:

1. Received email from XXXX Management mentioning their services.
2. Received email from a company promoting promotional gifts.
3. Stressed on need to have an executive meeting to sort out some outstanding issues.

E. Management Report: Reports by CMA were received and reviewed. Michele had agreed to attend the Board Meeting on September 26, 2011. President Freedenberg made a motion to change the monthly board meeting from third Monday of every month to the fourth Monday of every month to avail of the financial reports for Meridian HOA prepared by CMA, which from previous experience, were inevitably available only after the 20th of every month. The motion was seconded by Secretary Mathew and unanimously approved by the rest of the board members.

IV. OLD BUSINESS

A. New HOA Rules Update: President Freedenberg discussed about the difficulty in getting answers and solutions from CMA with regards to implementation of the new rules. He mentioned that the board was still waiting on CMA to send a legal brief on the new rules and how that would affect Meridian HOA CC&R's and By-laws. He agreed to send an email to Mr. Rob Koop on the status quo.

B. House Paint Review: No updates. Business to continue forward.

C. Street Light Replacement: All street lights were functioning normally. There was no progress with the City of Lewisville regards to using the white lights with the higher wattage. Treasurer Borrowman suggested that the board place this agenda on a backburner to focus and prioritize the impending needs of Meridian HOA. President Freedenberg mentioned that he had not heard back from CMA after he asked them to draft a letter to the City of Lewisville with regards to this issue on sharing

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costs. President Freedenberg said he would present to the Meridian HOA board a list of priorities for the board to work on.

- D. **Boundary Fence Maintenance:** President Freedenberg said that he had received notification that 2 companies would give the Meridian HOA board a quote on painting the fences and the entry way monuments. He also mentioned that he was not aware if CMA had received any quotes on the same.
- E. **Future Meeting Location for Meridian HOA meetings:** No updates. Business to continue forward.

V. NEW BUSINESS

- A. **Alternate Legal Counsel & Solution:** Treasurer Borrowman and President Freedenberg suggested that Meridian HOA use alternate legal options to reduce costs in getting legal answers for less contentious issues faced by the association. Secretary Mathew contended that the alternate legal counsels are not legally binding since they are classified on websites as legal information and not legal advice. Vice President Trivedi said that she would research on a few of the options mentioned.
- B. **ACC Nominating Committee:** Treasurer Borrowman had raised doubts on the current status quo of the ACC committee. He suggested appointing a neutral committee to appoint ACC members. He questioned if all the board members had received all the ACC rules and policies enacted by the previous boards and that it was essential to have a hand off folder with all the new ACC rules enacted by all previous boards to all new board members along with the community documents. Vice President Trivedi and Committee Liaison opined that they would like the current ACC committee comprised of board members to continue. The board agreed to seek CMA's advice on this matter.
- C. **Other:** President Freedenberg said that as per his understanding of the community documents that he had the exclusive right to seek legal advice without board approval for outstanding issues facing the Meridian HOA board. Secretary Mathew expressed his doubts on this matter pending further clarification.

VI. MEETING ADJOURNED

Treasurer Borrowman made a motion to adjourn the meeting at 845 PM. Secretary Mathew seconded the motion and the motion was unanimously approved by the rest of the board.

Approved: _____

Date: _____