

# Meridian Homeowners Association

September 26, 2011

## Open Meeting Minutes

Meridian Home Owners Association Board of Directors held an Open Meeting of the Association on Thursday, September 26, 2011. The meeting commenced at 6:17 PM at Keller Williams Realty, 3700 Standridge Dr. in Colony, TX. Ms. Michele Harris, community manager for Meridian HOA was in attendance. Board members in attendance: William Borrowman, Saul Freedenberg, Aby Mathew, Shrihari Sathaye and Dimple Trivedi. The Meridian HOA Board of Directors Open meeting was followed by an Executive session of the Board of Directors to discuss Home Owner appeals.

### **MERIDIAN HOA OPEN FORUM:**

- I. Residents in attendance:
  - 01) Mr. Jithco Chempakasseril, 2712 Safe Harbor Dr. Lewisville, TX 75056.
  - 02) Mr. Sam Mathew, 732 Marina Vista Dr. Lewisville, TX 75056
  - 03) Resident, 752 Marina Vista Dr. Lewisville, TX 75056
- II. Mr. Jithco as representative of the residents in attendance brought before the Meridian HOA Board of Directors the resident's concerns about security issues posed to the Homes adjoining East Hill Park on Marina Vista Dr. and Safe Harbor Dr. They requested Meridian HOA Board of Directors to address the security issues with the City of Lewisville. The Open forum was confined to 5 minutes.

### **MERIDIAN HOA BOARD OF DIRECTORS MEETING:**

#### **I. CALL TO ORDER**

President Saul Freedenberg called the Meeting to Order at 6:17 PM. Quorum required for the meeting was present as all the Board members were in attendance. There were Home Owners present for Meridian HOA Open Forum which commenced before the start of Meridian HOA Board of Directors meeting.

#### **II. CONSENT AGENDA**

- A. Secretary Mr. Mathew presented the board with the minutes for the Meridian HOA Board of Directors meeting held on August 25, 2011. The whole board reviewed the minutes and Vice President Ms. Trivedi made a motion to approve the minutes and it was seconded by Treasurer Mr. Borrowman 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: He said that the construction of the Park would be finished in approximately 90 days as per his conversation with City of Lewisville authorities.
2. He also appraised the board that all the lights in the community were fixed. Treasurer Borrowman brought to the boards attention that the light at the intersection of Cameron Bay Drive and Twilight Drive was not functioning properly.

# Meridian Homeowners Association

September 26, 2011

## Open Meeting Minutes

### **B. Treasurers Report:** Treasurer Borrowman reported that

1. The Budget meeting took place on September 22, 2011 and all items were discussed by Meridian Board of Directors. The Board of Directors approved allocating money to a new category under IT services from website and community activities.
2. Treasurer Borrowman raised questions about postage and mailing under the Meridian HOA Financial report for September 2011.
3. Meridian HOA Manager Ms. Harris said that the Meridian HOA Reserve Study was under quoted or under funded by around 290%. Treasurer Borrowman placed a motion to enquire with the company that did the Reserve Study to clarify this concern. The motion was seconded by Saul and approved by all Meridian HOA Board of Directors.

### **C. Committee Liaison Report:** Committee Liaison reported:

1. There were 5 ACC requests and all requests have been replied to.
2. The social committee requested approval of the Fall Fright Fest 2011 flyers. Popcorn machine and Petting zoo has been booked by the social committee. Secretary Mathew placed a motion to approve the flyer as submitted. It was seconded by President Saul and approved unanimously.
3. The social committee requested approval for \$150 for the Holidays Lighting contest. President Saul placed a motion to approve the \$150. The motion was not seconded nor approved by the other 4 Board of Directors.
4. The social committee during their meeting discussed the issues raised by the Board of Directors regarding the neighborhood socials. The Board of Directors requested CMA for a cost analysis from the attorney for issues raised by the board with regards to progressive neighborhood socials.
5. The Crime Watch committee meeting was scheduled for 29 September 2011. Vice President Trivedi mentioned that all Crime Watch committee block captains/board members were not receiving the emails from the Crime Watch committee chair. Secretary Mathew suggested that the Crime Watch committee members need to collect Home Owner information to update the existing list.
6. President Saul placed a motion requesting \$30 for a Community Garage Sale. The motion was seconded by Treasurer Borrowman. The motion failed to get additional support from the remaining Board of Directors and failed to pass.

### **D. Website Update & Vice President Report:** NO emails and NO Reports presented.

### **E. Management Report:** Ms. Michele discussed the Management Report as prepared by CMA. The Year 2011 Assessment Balance is \$2519.26 and in Year 2010 it was \$711.01. Ms. Michele said this variance was in line with other communities during the recession period. The Meridian HOA Board of Directors reviewed the Management Report as submitted.

# Meridian Homeowners Association

September 26, 2011

## Open Meeting Minutes

### IV. OLD BUSINESS

#### A. New HOA Rules Update:

1. Treasurer Borrowman addressed the Board of Directors about the email regarding the New HOA Rules and the lack of updates from CMA.
2. President Freedenberg discussed the need to get clarifications on multiple issues faced with the community with regards to Rain Barrels, Flag Poles, Solar Devices, Roofing Materials and Religious displays.
3. Treasurer Borrowman requested information whether the rules enacted by Meridian HOA ACC in previous years were recorded with the county. Secretary Mathew said that some of the rules were recorded with the county. Treasurer Borrowman suggested that all the Meridian HOA ACC rules need to be ~~recorded with the county.~~ *amended to the CCR.*

#### B. House Paint Review: No updates.

C. **Boundary Fence Maintenance:** President Freedenberg said that the board was waiting on the vendor about the fence metal rod straightening information. He said that once this information was received he would send out a vote to approve the cost involved for maintenance. The Board of Directors asked CMA to ask the other vendors for a better quote than their quotes. There were no vendors interested in painting the monuments. President Saul mentioned that he would still shop around for an interested vendor.

#### D. Future Meeting Location for Meridian HOA meetings: No updates. Business to continue forward.

### V. NEW BUSINESS

- A. **Landscape Changes:** President Freedenberg suggested that we have flowers changed to reflect brighter colors like Yellow, White and Purple for fall and winter. Vice President enquired about the damaged tree on Lake Ridge. Vice President placed a motion to remove and replace the damaged tree. President Freedenberg seconded the motion and was approved by all the other Directors.
- B. **ACC Nominating Committee:** Meridian HOA Board of Directors decided to hold the forming of the new ACC committee till the new HOA Rules were approved and passed by Meridian HOA Board of Directors.
- C. **Debit Card Authorization:** Treasurer Borrowman placed a motion to make Committee Liaison Sathaye as the responsible person to operate Meridian HOA Bank Account Debit Card for the purpose of purchasing items for the different social/community activities of Meridian HOA. The motion was seconded by President Saul and approved by all Directors. The board requested Treasurer Borrowman and Liaison Sathaye to develop an online access policy for the debit card accounts of Meridian HOA.
- D. **PA System:** President Freedenberg requested that Meridian HOA pay \$80.00 to him as payment towards the cost of paying for the PA system that was purchased for Meridian HOA social activities till

# Meridian Homeowners Association

September 26, 2011

## Open Meeting Minutes

the whole amount was paid off to him. Vice President Trivedi placed a motion to approve \$80.00 to be paid to President Freedenberg for the same. The motion was seconded by Committee Liaison Sathaye and approved by Treasurer Borrowman and Secretary Mathew. President Freedenberg abstained from voting on this motion.

- E. 2012 Budget:** President Freedenberg placed a motion to approve the Meridian HOA 2012 Budget as presented by CMA and corrected by the Meridian HOA Board of Directors. The motion was seconded by Vice President Trivedi and approved by Treasurer Borrowman and Committee Liaison Sathaye. Secretary Mathew abstained from voting on this motion.

### VI. MEETING ADJOURNED

President Freedenberg passed a motion to adjourn the meeting at 830 PM. Secretary Mathew seconded the motion and the motion was unanimously approved by the rest of the board.

Approved:  Date: 2/1/12