

Meridian Homeowners Association

November 28, 2011

Open Meeting Minutes

Meridian Home Owners Association Board of Directors held an Open Meeting of the Association on Monday, November 28, 2011. The meeting commenced at 6:36 PM at Keller Williams Realty, 3700 Standridge Dr. in Colony, TX. Board members in attendance: William Borrowman, Saul Freedenberg, Aby Mathew and Shrihari Sathaye.

I. CALL TO ORDER

President Saul Freedenberg called the Meeting to Order at 6:36 PM. Quorum required for the meeting was present as 4 of the Board members were in attendance. Amit Trivedi a Meridian Homeowner was present to attend the meeting.

II. CONSENT AGENDA

- A. Secretary Mr. Mathew presented the board with the minutes for the Meridian HOA Board of Directors meeting held on September 26, 2011. The whole board reviewed the minutes and Treasurer Borrowman asked to change some of the wordings to reflect accuracy in the intent of the conversation during the meetings. The board agreed to remove 2 phrases and correct the presented minutes. President Freedenberg made a motion to approve the minutes with the corrections. The motion to approve the minutes was seconded by Secretary Mathew and approved by all.
- B. President Freedenberg made a motion to ratify the votes cast online for the following items:
 - I. Repair of boundary metal fences.
 - II. Painting of entrance monument walls.
 - III. Approval of hanging holiday lights.
 - IV. Approval of \$100.00 for social committee dinner.The motion to ratify all for items was unanimously approved by all the board members.

III. REPORTS

- A. **Presidents Report:** President Freedenberg reported on the following:
 - 1. The East Hill Park progress was going as reported and the city had informed that the park would be open in January 2012.
 - 2. A few residents were concerned about the color of the boundary fences.
 - 3. Followed up on the Lighting issues in the community. The liaison between Coserv and the City of Lewisville said the action to co-pay with the city for the desired lighting option was closed and that the city would not heed to the community's requests. Committee Liaison Sathaye asked about the possibility of teaming up with the new builders south of Meridian, to co-sponsor a request to the city on this matter.
 - 4. Requested community manager Ms. Harris to get quotes from the printer for printing the community newsletters in Color.
- B. **Treasurers Report:** Treasurer Borrowman reported that
 - 1. He did not know what travel and re-imbursement item was under the financials. Ms. Harris said it was the expense for CMA Personnel to come and review the damage done to the wall. Secretary Mathew suggested that CMA should get approval from the board for such future expenses.

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2. There was a budget allocation of \$1400 towards website expenses but only \$129.90 was spent. Treasurer Borrowman suggested asking Communications committee for ideas on how to make the website more functional and also to look into vendors who can help accomplish the tasks.
3. Treasurer Borrowman also asked about how we reached at the random number of 20% of income towards Reserve account.

C. Committee Liaison Report: Committee Liaison reported:

1. There were 2 pending ACC requests and all requests have been replied to.
2. There were no updates from Social & Communications committee and
3. Crime watch committee held a meeting on November 2nd and 7 crime watch members attended. President Saul mentioned that the Signs would go up soon.
4. Receipts for the Fall Fright fest were submitted to Ms. Harris and had requested reimbursement for the expenses incurred.

D. Website Update & Vice President Report: Vice President Trivedi was not present and there were no updates.

E. Management Report: Reports by CMA were received and reviewed. Ms. Harris said that Meridian was doing real well overall. She said that the vendor Jeremy Johnson was the best choice for the Iron fence maintenance. Ms. Harris said that the BOD needs to file the newly approved TX state statutes with the county as soon as possible. She said she would get a quote from Attorney Pellar with regards the cost of getting it reviewed and to get it filed at the county. Secretary Mathew enquired about the insurance claims from the Car damages and Ms. Harris said that a second estimate was done and sent in to the Insurer and that we would be receiving the check very soon.

IV. OLD BUSINESS

A. New HOA Rules Update: President Freedenberg discussed the need to file the new Rules as amendments to the CC&R. The board reviewed and discussed the requirements in the new law to set a payment policy for outstanding dues. The following suggestions were made:

1. President Freedenberg suggested an initial payment of 10% of outstanding dues and then a commitment from the Home Owner to pay the rest in equal installments in the next 8 to 10 months.
2. Treasurer Borrowman suggested an initial payment of 5% of outstanding dues and up to 18 months to pay up the remaining amount in equal installments. He said this would give each board the liberty to tighten the policy if need be.
3. Ms. Harris suggested an initial payment of 10% and up to 18 months to pay up the the remaining amount in equal installments. She suggested a minimum payment of \$50.00 per month.
4. Secretary Matthew suggested an initial payment of 10% followed by equal installments for the remaining amount and a minimum payment of \$50.00.
5. President Saul reached a consensus on the amount and made a motion to approve the new payment policy as: A minimum of 10% of outstanding amount shall be paid up front. The Home owner shall pay the rest of the amount in equal installments over 15 months. The minimum amount shall be \$50 and the Home Owner shall make his/her current dues on time along with this plan. This motion was seconded by Secretary Mathew and approved by all.

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

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- C. **ACC Committee:** The restructuring of the ACC committee was discussed and there was a unanimous sense on the board about restructuring the ACC. The ways of restructuring were discussed. Secretary Mathew placed a proposal as below. The proposal was discussed and Secretary Mathew made a motion to approve the proposal to restructure the ACC. The motion was seconded by Treasurer Borrowman and unanimously approved by all.
- A single member ACC formation committee comprising of Committee Liaison Sathaye shall be formed in January 2012. Committee Liaison Sathaye will receive applications for the ACC from interested Home Owners and submit them to the board for selection.
 - Committee Liaison in consultation with the Board of Directors shall formulate new ACC guidelines and policies for the working of the ACC. The rules are not binding rules for future Board of Directors but a general guideline. These guidelines shall need to be approved by a majority of the Meridian Board of Directors.
- D. **Fence maintenance:** President Freedenberg and Manager Ms. Harris appraised the board on the delay of the fence maintenance.
- E. **Future Meeting Location for Meridian HOA meetings:** No updates. Business to continue forward.

V. NEW BUSINESS

- A. **Garage Sale and signage:** Secretary Mathew apprised the board that the Garage Sale signs on the monument were not approved and such signage in future needs to be approved by the ACC and the BOD. President Freedenberg updated on the success of the Garage Sale and that such signage needs to be approved before being hung up. Treasurer Borrowman suggested that we develop a signage policy.
- B. **East Hill Park Security Concerns:** Secretary Mathew reviewed with the board a letter requesting additional security measures in and around Meridian that 40 residents in Meridian were planning to submit to the City of Lewisville. There were discussions on the pros and cons of such a move and the letter was placed on hold for further review on request by President Freedenberg.
- C. **Communications and Authorizations Rules:** The Board of Directors discussed the need for a communications and authorization policy. There was no consent or a vote on this item as the Board of Directors was faced with difference of opinions on this item. President Freedenberg suggested a need to prepare a policy to authorize a single Board member to authorize expenses. Secretary Mathew requested a policy to vote for all expenses including a need to consult legal counsel after Board of Directors approval. Secretary Mathew requested a policy to make all committee meetings and board meetings conducive for all participants by means of having a No alcohol policy. Treasurer Borrowman requested a policy for seeking legal counsel by individual members of the Board of Directors to the board attorney in the absence of a majority approval. There was no consent or no understanding on this item between the Board of Directors.

VI. MEETING ADJOURNED

President Freedenberg made a motion to adjourn the meeting at 909 PM. Committee Liaison Sathaye seconded the motion and the motion was unanimously approved by the rest of the board.

Approved:  Date: 2/1/12

