

# Meridian Homeowners Association

February 1, 2012

## Open Meeting Minutes

Meridian Home Owners Association Board of Directors held an Open Meeting of the Association on Monday, February 1, 2012. The meeting commenced at 6:33 PM at 3700 Standridge Dr. in Colony, TX. Board members in attendance: William Borrowman, Saul Freedenberg, Aby Mathew, Shrihari Sathaye, Dimple Trivedi and Meridian community Manager Ms. Michele Harris.

### I. CALL TO ORDER

President Saul Freedenberg called the Meeting to Order at 6:33 PM. Quorum required for the meeting was present as all 5 of the Board members were in attendance. Ms. Erynn Keenen Meridian Homeowner and Chairperson of communications committee 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 November 28, 2011. The whole board reviewed the minutes and President Freedenberg made a motion to approve the minutes. The motion to approve the minutes was seconded by Committee Liaison Sathaye and approved by all.

### III. REPORTS

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

1. The East Hill Park was completed and we are waiting on a day for the ribbon cutting and park opening. The updates were provided by Ms. Erynn Keenen.
2. On follow up with the city on the lighting issues within Meridian; the issue has been closed and all avenues to work around this issue with the city has been exhausted. As of right now this issue is a closed issue.
3. CMA on advice from the BOD had moved \$12,000 to the reserve account fund.
4. Asked the whole board to review the Email Policy as presented by CMA for adoption by Meridian HOA.

- B. **Treasurers Report:** Treasurer Borrowman suggested since we a simple tax return, if it was necessary for us to get our accounts audited annually. President Saul said that this has been the practice and that it was good to have a third party audit the results every year.

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

1. There were 8 ACC requests and all requests except 1 were approved. Secretary Mathew, also the chairperson of the ACC discussed why the single request was denied.
2. There were Social and Communications committee updates from Mrs. Erynn Keenen. Mrs. Erynn Keenen said that the social committee would not be able to run any of the socials this year without extra help and that she wanted permission from the board to solicit help from Home Owners via email. Mrs. Erynn Keenen also explained to the BOD of how she has managed email communications and asked the BOD to clarify if we could accept ads for the purpose of websites and email communications. Mrs. Erynn Keenen also discussed about the High School issue that has come up this year between parents wanting to send kids to Hebron High School but instead being asked to send their kids to The Colony High School.
3. Crime watch committee did not have any updates

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D. **Website Update & Vice President Report:** There were no updates.

E. **Management Report:** Reports by CMA were reviewed. Ms. Harris said Meridian was doing real good.

### IV. OLD BUSINESS

- A. **New ACC committee:** Secretary Mathew suggested that we start a new email address to solicit interest from Home Owners to be members of the new ACC. The new email address would be monitored by Committee liaison Sathaye and the board would get updates. A motion was placed by Secretary Mathew and seconded by President Freedenberg and approved by all unanimously. Communication chairperson Ms. Erynn was asked by the board to facilitate this as soon as possible and to send out an email soliciting interest to the become ACC Members to the Home Owners.
- B. **House Paint Review:** No updates. Business to continue forward.
- C. **Fence maintenance:** Manager Ms. Harris appraised the board on the delay in the fence maintenance. Treasurer Borrowman requested Ms. Harris to look into rules for contract abandonment in the state of Texas and to look for ways to recover the advance given to the vendor.
- D. **Future Meeting Location for Meridian HOA meetings:** No updates. Business to continue forward.

### V. NEW BUSINESS


- A. **Annual Meeting:** President Freedenberg apprised the board that The Colony High School auditorium was available for the Annual Meeting on May 29, 2012. This was tentatively approved by the BOD.
- B. **Election Committee:** This agenda was not seen as something that was conducive for Meridian HOA.
- C. **Other:**
  - 1. Secretary Mathew made a motion to approve \$225 expended by President Freedenberg on Attorney expenses prior to board authorization. This was seconded by Treasurer Borrowman and approved by all.
  - 2. President Freedenberg made a motion to assign the contract for Auditing Meridian HOA's accounts to Devolt & Company, PC. The motion was seconded by Treasurer Borrowman and approved by all.

### VI. MEETING ADJOURNED

President Freedenberg made a motion to adjourn the open meeting at 8:08 PM. Vice President Trivedi seconded the motion and the motion was unanimously approved by the rest of the board.

### VII. EXECUTIVE SESSION

The Open session of the meeting was immediately followed by the Executive session of the BOD. The BOD reviewed 9 Home Owner related issues regarding appeals, fines and collections.

Approved:  Date: 2/29/2012