

Meridian Homeowners Association

Open Meeting Minutes

April 30, 2012

An Open Meeting of the Board of Directors for the Meridian Homeowners Association was held Monday, April 30, 2012, beginning at 6:30 p.m. at the Realty Office located 3700 Standridge in Lewisville, TX. The following Board members were in attendance: Saul Freedenberg, William Borrowman, and Shrihari Sathaye. Crime Watch Member: Vishal. CMA Community Manager Michele Harris was also in attendance. Unable to attend: Aby Mathew and Dimple Trivedi.

I. Call to Order

President Freedenberg, called the meeting to order at 6:30 pm., after noting a quorum of the Board was in attendance.

II. Consent Agenda

- A. Minutes: March 26, 2012. Minutes to be submitted at the next board meeting; therefore, approval was tabled.

III. Reports

A. President's Report

President Freedenberg reported on the following:

- The wrought iron fence work is almost completed. The City of Lewisville required more depth on the concrete footer resulting in a \$500 cost overrun as it took 5 trucks of cement. Also, the windy weather resulted in a materials cost overrun for seven (7) gallons of paint. Motion to approve additional overrun expenses was made by Saul Freedenberg, seconded by William Borrowman. The board unanimously approved. The next inspection was scheduled and President Freedenberg requested CMA's Community Manager to be present at this inspection.
- Manager Harris recommended Sherwin Williams Paint Company to inspect the paint job for manufacturer's warranty purposes. The board agreed. Michele will contact them and request this inspection.

B. Treasurer's Report

- Treasurer Borrowman along with Manager Ms.Harris reviewed the Financials for the month ending March 31, 2012 provided in the Board Meeting packets. The board approved the report.
- The CD will mature on May 20th. The Board directed Ms. Harris to hold the CD to allow the new board to decide how long and which banking institution to utilize.
- Treasurer Borrowman will deliver the Treasurer's report at the upcoming Annual Meeting. Ms. Harris will work on an expense pie chart to be inserted into the slide show to assist him during his report. This pie chart will also be included in the agenda hand out.

C. Committee Liaison's Report

i. ACC

Discussion of pending ACC – Committee Liaison Shrihari Sathaye reported two ACC requests were pending, specifically one regarding exterior cameras.

ii. Communications

The email capability is back up and operational and the email addresses need to be restored as the email address history was lost and not able to be restored.

iii. Crime Watch

- Vishal reported his efforts in the latest Crime Watch participation, as some volunteers have moved. He will work on gathering more volunteers at the upcoming annual meeting. He will have a table at the annual meeting near the entrance.
- Board directed Ms. Harris to send Vijay email addresses of owners.

iii. Social

- There will not be a need for table and chairs at the upcoming Block Party as the city has planned to deliver picnic tables. This will save \$500.
- A petty cash check in the amount of \$400 was requested for food purchases.

D. Website Updates

i. Board

See Communications above.

E. Management Report

Ms. Harris presented a written report and reviewed it with the Board.

IV. Old Business

A. Paint Choices

Tabled until the next meeting.

B. Fence

See President's Report above

C. Annual Meeting

Agenda items were discussed.

i. Raffle Ticket Drawings

President Freedenberg made a motion for the board to consider raffle ticket drawings with an expense of \$200 for the purchase of eight (8) \$25 gift cards. Also, with various solicitations of neighboring business, there may be other donations from restaurants, Home Depot, etc. to be part of the raffle ticket drawings as an incentive to owners for their attendance in person and/or proxy.

ii. Reminder Postcards

The board approved CMA to prepare reminder postcards to be mailed to the owners and inform them of the raffle ticket drawings to be held at the meeting.

iii. Forms for Owner's Questions

The board approved a hand out form for individual owner questions. These forms will state on the bottom – "If you have a personal question for the board, they will be available a few minutes after the meeting to assist you."

V. New Business

A. Hand Off Meeting

The Board approved the hand off meeting dinner with cost not to exceed \$200.

B. Solicitation

The City of Lewisville requires a permit to solicit door to door, but owners in Meridian are unable to know what is legitimate and what is not legitimate. There will be some research on how owners can be informed of what is legitimate.

VI. Adjournment

A motion was made to adjourn the BOD meeting. The motion was seconded and unanimously approved.

Executive Session

Discussion of garage band complaints and being categorized as a nuisance under the CCR's.



Officer President

5/14/12

Date