

Meridian Homeowners Association

Open Meeting Minutes

Tuesday, January 29, 2013

An Open Meeting of the Board of Directors for the Meridian homeowners Association was held Tuesday, January 29, 2013 at the Realty Office located 3700 Standridge in Lewisville, TX. Following Board members were in attendance: Dimple Trivedi, Shirish Damle and Cornel Bekker. Also in attendance were CMA community manager Michele Harris and Homeowner Saul Freedenberg.

I. Call to order

President Dimple Trivedi called the meeting to order at 6.43 pm after noting a quorum required for the meeting was present for the meeting.

II. Consent Agenda

Motion to approve minutes was made by Shirish Damle, and seconded by Cornel Bekker. The board approved the November 27, 2012 board meetings minutes.

III. Reports

A. Presidents Report

Annual Meeting Scheduled: President Dimple Trivedi confirmed the final date of the annual meeting on **May 2, 2013 in the cafeteria at The Colony High school**. Registration start at 6.00 pm and the meeting will start at 6.30 pm. The meeting must not to continue after 8:30 pm due to Lewisville ISD policy. CMA will send a candidate solicitation letter to all owners to be able to prepare an absentee ballot to be enclosed in the formal annual meeting announcement letter.

Arborist Inspection: President Trivedi informed the board that the Arborist could not find any disease in any of the trees. The trees will grow, is just small and need time.

B. Treasurer's Report

The board approved the Variance Report and the Financial Reports for the month ending December 31, 2012. Board members also discussed over budget and under budget items from these reports.

C. Committee Liaison

I. ACC

- ACC still have to have their meeting and training.
- Dimple Trivedi to Coordinate with Aby Mathew to do ACC training.
- ACC to finalize the approval for paint colors / scheme for the homes

ii. Communications

- The newsletter is currently under review and due to CMA by February 1st to be able to insert it with the quarterly statements.
- Erynn Keenan is doing great job on handling communications.

iii. Crime Watch

- Cornel Bekker will initiate a process to find a replacement for Crime watch Chairperson. An e-mail will be sent to the block captains, and then subsequently to all homeowners to find a volunteer for this position.
- For the interim, Cornel to check email account for the crime Watch committee for any alerts and update.
- Michele from CMA will provide job descriptions for any open positions on the committees.

iv. Social

- An invitation will be sent to homeowners to attend a meeting for the formation of a new social/schools committee, to be held at 1310 ANDREW CT, LEWISVILLE, TX, 75056 on MARCH 5, 2013 FROM 5.30-7.00pm.

D. Website Update

- Shrihari Sathaye will update board members at next meeting on state of website.

E. Management Report

- Arborist: The arborist report that no disease was found on a recent inspection of trees in the community
- Theft of brass backflow preventers: After a recent incident, 2 lockable back flow preventer boxes were installed in the community. Permits were required by the City of Lewisville as well as the capability for their representatives to approve the locking device coordinates with their locking devices.
- Plant Loss: With the lack of water due to the theft of the irrigation system's backflow preventers, the landscaping issues were resolved and the pansies were replaced free of charge by the landscape company.
- Holiday Lighting Invoice: No final bill has been received for the holiday lights. Michele will be keeping the board up to date on the bill.

IV Old Business

- A. House Paint Color Review: Will be discussed at ACC meeting.
- B. Reserve Study Quotes: Per the board's request, Michele provided members proposals from all 4 companies along with a summary comparison spreadsheet.
- C. Business cards for 2012/2013 Board Members: The board will not be ordering business cards as their terms are ending soon. New board can decide if they want to have cards or not.

V New Business

- A. Request for a Light pole at Cameron Bay & Standridge: On January 29, 2013, Board Member Shirish Damle and Michele Harris with CMA met with CoServ and the City of Lewisville's Traffic Director, Mr. Santana. The electrical supply meter is already installed inside the median. CoServe will send the City the bid to review for adding an additional street light pole. If approved by the City, the community will only be responsible for the cost of landscaping and irrigation removal/relocation versus the additional cost of \$6,000 to \$7,000 for the light pole installation. Homeowner, Saul Freedenberg suggested CoServ might be able to pull electricity through some existing conduit, since we would lose the tree flood lights when the street light pole is installed. Michele will ask Mr. Santana if it will be a

possibility.

B. Social Event Gathering: It will be scheduled in March.

C. Audit for the year ending 2012: Three (3) bids were presented. President Dimple Trivedi made motion to assign DeVolt for the 2011/2012 audits in hopes it will be ready for the upcoming annual meeting. Shirish Damle made the motion to accept and Cornel Bekker seconded. The board approved.

VI. Adjourn

Treasurer Shirish Damle made a motion to adjourn the BOD meeting at 7.25pm. Cornel Bekker seconded and the board unanimously approved.

Executive Session:

The board reviewed four (4) owner requests to waive late charges due to non-payment in a timely manner. Three of these owners have not ever been late in the last three (3) years; therefore, they were allowed a one-time credit of their recent late fee.

Approved:



President

3-26-13

Date