

# Meridian Homeowners Association

## Board Meeting Minutes

July 9, 2018

In the Starbucks meeting area of Target at 4760 TX-121, Lewisville, TX

- I. Call Meeting to Order & Attendance 7:00 p.m.  
John Hossbach called the meeting to order 7:16 pm. The following board members were in attendance: David M. Friedman, John Hossbach, and Catherine Wagner. There were no homeowners in attendance.
- II. Homeowner Open Forum 7:05 p.m.  
No Open Forum
- III. Approve minutes from previous meeting(s) 7:20 p.m.  
Motion to approve once CMA formats the documents correctly; motion by John; seconded by Dave. All in favor.
- IV. Reports 7:25 p.m.
  - a. President's Report – Nothing new
  - b. Treasurer's Report – Review monthly financials – Financials look good; CMA appears to be attaching invoices that were attached in previous months. Not sure why.
  - c. Committee Liaison's Report – Nothing to report
  - d. Management Report – CMA not present
- V. Old Business 7:40 p.m.
  - a. Payment Enforcement Policy – No update to report
  - b. Speed sign - Motion to table as DPaul is not here by John; Seconded by Dave; All in favor.
  - c. East Hill Park Amenities - Dave is reaching out to neighboring communities
  - d. HOA Management - Dave presented the responses we received and we will be reviewing them for the next meeting.
- VI. New Business 8:10
  - a. Reserve Study - Emailed CMA to updated proposal
  - b. 2016 Audit Representation Letter Review - Dave signed
  - c. Board Member Removal - Jimmy Dao has never shown up to a meeting nor responded to any communication attempt from CMA or the Board. Motion to remove Jimmy Dao by John; Seconded by Catherine; All in favor
- VII. Date for next Board meeting 8:40 p.m.  
8/20/2018
- VIII. **[Closed to Public]** Executive Session 8:45 p.m.  
Started at 8:48 pm; Ended at 8:56 pm
  - a. Motion to adjourn to Executive Session by John; Seconded by Catherine; All in favor
  - b. Start: 8:48 PM
  - c. Collection/Foreclosure Report
    - i. Appointment of Substitute Trustee - John signed
  - d. ACC Variance(s)
  - e. Discussion of/Decision on fines and review of owner correspondence/requests
  - f. RFPs/Proposals
  - g. Stop time: 8:56 PM
- IX. Public Summary of Executive Session 9:15 p.m.

a. Reviewed outstanding issues.

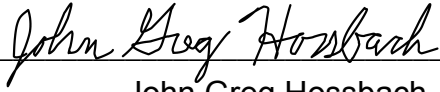
X. Adjournment

9:20 p.m.

a. Motion to adjourn by Dave; Seconded by Catherine; All in favor

b. Adjourned at 8:56 PM

ON BEHALF OF MERIDIAN HOMEOWNERS ASSOCIATION, INC.



John Greg Hossbach, Officer  
President

6/4/2019

Date

Approved during 8/20/2018 meeting