

Meridian Homeowners Association

Board Meeting Minutes

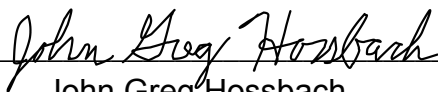
January 14, 2019

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

- I. Call Meeting to Order & Attendance
The meeting was called to order at 7:02pm. The following board members were in attendance: John Hossbach, Dave Friedman, and D'Paul Chauhan (by phone). Homeowners in attendance: Anthony & Joanne Asaad and Chris Kim.
- II. Homeowner Open Forum
 - a. Anthony & Joanne Asaad
 - b. Chris Kim
- III. Approve minutes from previous meeting(s)
 - a. Motion to approve November minutes by Dave; Seconded by John; All in favor
 - b. December minutes needed to be revised. CMA will revise and resend.
- IV. Reports
 - a. President's Report
 - i. CINC notification didn't go out. Directed CMA to setup a quality check email to verify future electronic notifications are actually going out. CMA will also be enabling all owners for electronic notification and draft an email to go out to notify all owners of this change along with instructions on how to opt out if preferred.
 - b. Treasurer's Report
 - i. Review monthly financials
 - ii. Water bills have been increased. Would like to consider upgrading to smart irrigation controllers (with SIM cards since Wi-Fi Internet is not available).
 - c. Committee Liaison's Report
 - i. ACC
 1. CMA will send volunteer forms to the 3 interested owners and return to Board for approval
 - ii. Communications
 - iii. Crime Watch
 - iv. Social
 - d. Management Report – Facilities and Operations
- V. Old Business
 - a. Payment Enforcement Policy - Need to verify latest version compared to the version the board already approved
 - b. Speed sign – D'Paul will be following up again with Lewisville PD now that the holidays are over about the mobile speed trailer
 - c. East Hill Park Amenities – no update
 - d. Reserve Study - Motion by John to accept the reserve study as is without further correction with the understanding that limited discrepancies in life expectancy of certain structures remain and will need to be addressed in the next study; Seconded by Dave; All in favor
 - e. Wrought Iron Fence Repair - CMA to update proposal and get additional bids
 - f. Annual Meeting – Sunday, April 14, 2019
 1. Tentative dates

- i. Meeting Sunday, April 14, 2019
 - ii. Final mailing: Thursday, February 28, 2019
 - iii. Candidate deadline – Monday, February 18, 2019
 - iv. Candidate mailing: Saturday, January 19, 2019
 - i. CMA to get candidate mailing out as soon as possible.
 - 2. Dave will find out about timing on permit.
 - i. Paper insert if we find out in time and can include with the candidate mailing.
 - ii. Postcard separately if we don't find out in time.
 - g. Wall Cleaning – We will not be pressure-washing the wall based on advice given by a professional.
 - h. Budget/Budget/Assessments/Reserve Study Workshop - Because of the earlier reserve study decision, the assessments and reserve study portion are no longer needed. The board will work on drafting a proposal for the tiering of CD's during a non-meeting workshop and bring the proposal to a future meeting.
- VI. New Business
- VII. Date for next Board meeting – February 11, 2019
- VIII. **[Closed to Public]** Executive Session - 9:06PM
 - a. Motion by John to adjourn to Executive Session; Seconded by Dave; All in favor
 - b. Collection/Foreclosure Report
 - c. ACC Variance(s)
 - d. Discussion of/Decision on fines and review of owner correspondence/requests
 - e. RFPs/Proposals
 - f. End Executive Session at 10:03PM
- IX. Public Summary of Executive Session
 - a. The board decided to go with Canady and Canady, P.C. for the 2018 audit and tax return.
- X. Adjournment - Motion by John to adjourn at 10:04PM. Seconded by Dave; All in favor

ON BEHALF OF MERIDIAN HOMEOWNERS ASSOCIATION, INC.



John Greg Hossbach, Officer
President

6/4/2019

Date

Approved during 2/11/2019 meeting