

Meridian Homeowners Association

Board Meeting Minutes

February 9, 2021

Online Zoom Meeting

- I. Call Meeting to Order & Attendance
The meeting was called to order at 7:09 PM. The following board members were in attendance: John Hossbach, Stephanie Schoor, Anthony Asaad, Bret Talley and Adam Hebert.
- II. Homeowner Open Forum – No homeowners in attendance.
- III. Approve minutes from previous meeting(s) - January 19, 2021 Minutes – Bret motioned to approve; Anthony seconded – All approved.
- IV. Reports
 - a. President's Report
 - b. Treasurer's Report - Review monthly financials – January 2021; Tax Returns. Bret motioned to approve; Stephanie seconded – All approved. Adam to sign and return to Liz before April 15th
 - c. Committee Liaison's Report
 - i. ACC- Follow with Liz
 - ii. Communications
 - iii. Crime Watch
 - iv. Social
 - d. Management Report - Facilities and Operations
 - i. Discussed the dog station issue reported by a neighbor. Board and management will continue to monitor the trash around the dog stations to see if problems persist. Dog stations haven't been in place long enough to determine problems or trends to address at this point.
- V. Old Business
 - a. East Hill Park Amenities – Periodically checking status with City
 - b. Holiday Lights – Follow-up on signage and contact info
 - i. Follow up a call with Certified for design
 - ii. Bret to follow with Certified
 - c. Spring Event/Annual Meeting - Below are tentative dates:
 - i. Candidate mailing: **Feb 1st**
 - ii. Candidate deadline: **March 1st**
 - iii. Mailing cutoff: **March 4th**
 - iv. Meeting notice to community: **March 11th**
 - v. Event: **April 21st at 6 pm**
 - d. Island Reflectors –
 - i. Adam reviewed the samples
 - ii. Stephanie will reach out to supply companies through her work for discounted rates

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- e. Entrance Cameras
 - i. Need to get logins
 - ii. Move this expense to an (existing?) GL for security cameras/entry control devices
- f. The Colony Zoning Behind Walmart
 - i. Follow up with The Colony on what is being built behind Walmart
- g. CMA Manager's Action Items ("Friday") Reports / Compliance Reports- Liz requested to move the Friday report to be submitted on Monday.
- h. Compliance report submitted Year-In-Review Community Letter
 - i. Requested to update with annual meeting, latest financials, and information on getting info added to the Flock Safety Safe List.
- i. CINC/CMA Website
 - i. [Liz] How do homeowners audit/validate the current mailing address CMA has on file? Ticket open with CMA to investigate. Liz advised that this is already under investigation with Cinc through CMA. This changed when Cinc made updates to their website.
 - ii. [Question for Dan/CMA] Does TX law and/or our bylaws allow the HOA to use the property address if we get mail returned from a mailing address?
- VI. New Business
 - a. Tax Return
- VII. Date for next Board Meeting - **March 9th, 2021**
- VIII. **[Closed to Public]** Executive Session
 - a. Collection/Foreclosure Report
 - b. ACC Variance(s)
 - c. Discussion of/Decision on fines and review of owner correspondence/requests
 - d. RFPs/Proposals – board reviewed landscape quotes submitted. Tabled for future discussion
- IX. Public Summary of Executive Session
- X. Adjournment – Adam motioned to adjourn; Anthony seconded. All approved. Meeting was adjourned at 9:25 p.m.

ON BEHALF OF MERIDIAN HOMEOWNERS ASSOCIATION, INC.

John Greg Hornbach
, Officer

3/30/2021
Date