

Meridian Homeowners Association

Board Meeting Minutes

October 12, 2021

Online Zoom Meeting

- I. Call Meeting to Order & Attendance
The meeting was called to order at 7:05 p.m. The following board members were in attendance: John Hossbach, Bret Talley, Adam Hebert, and Anthony Assad.
- II. Homeowner Open Forum – there were no homeowners present.
- III. Approve minutes from previous meeting(s) – Bret motioned to approve meeting minutes from 09/14 with removal of internal notes, Adam seconded, all approved.
- IV. Reports
 - a. President’s Report – Nothing to report currently
 - b. Treasurer’s Report – Review monthly financials – requested CMA to provide last statement for years 2020 and 2019 to compare water usage and costs.
 - c. Committee Liaison’s Report
 - i. ACC
 - ii. Communications
 - iii. Crime Watch
 - iv. Social - DFW Ice Cream truck came out for National Night Out, event was very successful.
 - d. Management Report – Facilities and Operations - Lois Bray of CMA reported on all monthly operations performed on behalf of the HOA by CMA.
- V. Old Business
 - a. East Hill Park Amenities – Periodically checking with City
 - b. Holiday Lights
 - c. Island Reflectors – Reaching out to Stephanie to update quote for reflectors. Anthony to complete
 - d. ACC Landscape Guidance
 - e. 2019/2020 Audit – Audits have been reviewed and signed
 - f. Assessment Payment Schedule - Letter sent out via third-party vendor to all residents, week of 10/11
- VI. New Business
 - a. 2022 Budget – John motioned to approve with the following changes; Anthony seconded; All in favor
 - i. Homeowner Assessments 5001-0001 - move total amount to Jan due to annual assessments; no total change
 - ii. Management Fees 7006-0001 – update comment to reflect \$4.58429/unit (\$4.49/unit + 2.1% increase)
 - iii. Reserve Study 7008-0007 - Change to \$800 in Jan; update comment
 - iv. Contingency 7052-9998 - Subtract \$800; Change to beginning of each quarter; total of \$3,850
- VII. Date and agenda for next Board meeting – November 16, 2021 at 7 p.m.
- 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

Meridian Homeowners Association

Board Meeting Minutes

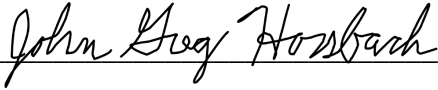
October 12, 2021

Online Zoom Meeting

IX. Public Summary of Executive Session

X. Adjournment – Anthony motioned to adjourn; Bret seconded. All in favor. Meeting was adjourned at 10:33 p.m.

ON BEHALF OF MERIDIAN HOMEOWNERS ASSOCIATION, INC.



, Officer

11/23/2021

Date