



MERIDIAN
BOARD UPDATE

MARCH 2019

Dear Meridian Community,

As we approach our annual meeting in May, the Meridian Board of Directors is excited to share our progress on many of the community projects we continue to manage. Remember that you can email the Board using MeridianHOABOD@gmail.com with any comments, questions and concerns.

We are pleased to announce that our new website is almost finished! Soon you will be able to access all important documents, forms and links to helpful information at www.meridianhoa.org. The new site will also contain email addresses for individual Committees and Board members. A special thank you to the Communications Committee, and Nalini Kumar, Chairperson, for all of the hard work compiling content and designing the new site. You will receive another email in a few months confirming that the website is live. The Committee is also working on a quarterly newsletter to keep you informed of committee activities and upcoming community improvements. In the meantime, feel free to reach out to us with your suggestions, comments and kudos.

Our Board and volunteer committees continue to work hard to improve our community. Here is an update from our last Board meeting on February 5th:

Pool Committee: The Board discussed the bids received and submitted by the pool liaison, Dawn Bowes, for pool upgrades, renovations, shade structure and site lighting. After lengthy discussion on the pool renovations, improvements and shade structure regarding cost, benefits and timing, the Board tabled any improvements or renovations to the pool, mainly due to concerns on timing to have the work completed and the pool open for pool season. The Board directed the pool Committee to review the proposals and make changes and improvements to the scope of work and to further discuss the shade structure and report back to the Board with updated bids by May, 1, 2019. As part of immediate pool and amenity center repairs and upgrades, the Board reviewed and approved the following, some of which you may note has already been finished:

- Retrofit the parking lot lighting to LED lighting
- Downlight walkways, sidewalks, playscape, BBQ grill, and picnic area within pool enclosure at the Amenity Center
- Landscape lighting in entry median along Meridian Park Blvd., and upgrade solar light panels, batteries and light fixtures at the mailbox kiosks
- Installation of additional fall zone material at the playscape and crushed granite from the picnic pavilion to the area in front of the playscape
- Add additional river rock and extend drainage area in dry creek bed at Amenity Center along Meridian Park Blvd.
- Install crushed granite walkway from Espina Drive to Wisteria Valley for school children taking this route to Baldwin Elementary (*cont'd on next page*)

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- Remove underbrush (up to approximately 8 feet) at amenity center area for a more park-like atmosphere
- Installation of shade cloth on top of the existing shade arbors before pool season starts
- Repairs and replacement of various amenity center doors, general restroom repairs and maintenance, and amenity center floor tile repairs
- Powerwash all amenity center sidewalks, pavilion flooring, pool decking, signage, hard scape, etc.
- Powerwash mailbox kiosks and re-stain arbors and posts
- Install concrete pad (approximately 10x15) under BBQ grill and add a new water fountain with pet access mortared in rock to deter future vandalism
- Powerwash, restripe and repaint fire lanes at the Amenity Center Parking Lot
- Repaint iron pool fence and re-stain pool and amenity pavilions and pool arbors

The Board also discussed and approved extending the pool cleaning service contract to six days per week in the summer months (vs. 3 days in the past) in order to alleviate issues with pool cleanliness, and approved a bid to purchase additional pool furniture and rust-proof trash cans in time for the upcoming pool season.

At the February Board meeting, we received a lot of interest from much needed volunteers to serve on the pool committee! Vito DelGatto has taken over as the Pool Liaison Board member and Angela Jackson is the committee chair as of February 24th. Thank you Angela! The new pool committee is brainstorming and working on ideas for further improvements to the pool and Amenity Center areas and will be presenting their ideas and bid proposals to the Board in early May. Please plan to attend the annual HOA meeting on May 14th to learn what's in store for our community's common areas.

Landscape Committee: The landscape committee, chaired by Nan Higgins, presented bids for landscape improvements and the Board approved a budget of \$50,000. Nan has been overseeing the installation of new lighting improvements at the Amenity Center and is working with a landscape company to refresh and plant the main entry beds, the islands on either side of Meridian Park Blvd at Wisteria Valley, and the landscape beds throughout the Amenity Center. Watch for these exciting upgrades this Spring.

Architectural Control Committee: The committee, chaired by Matt Moore, has not received many applications in the past several months, but that is expected to change with the anticipated spring household improvement projects. A special thank you to the committee for their continued commitment to review and respond quickly to all new applications. Remember, all upgrades and improvements to Meridian properties must be approved by the ACC. It's a simple process: just download the Application here and follow the instructions on the form.

Social Committee: The events calendar for the year has been set, and budgets for each event using the approved budget for the year have been allocated. The Committee will be holding multiple events this year, including expanding several of the existing events with the increased budget. For a list of proposed social events, click here. However, all events are subject to change or rescheduling, so please watch for information on the entry marquee and the website when it's launched. As always, a big thank you to these hard working volunteers who continue to bring neighbors together at fun events throughout the year.

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Lakes & Trails Committee: The ambitious plans of the committee, chaired by Dave Christie, for lake amenity development have been set back a bit by the need to get clarification from the City of Austin on what environmental impact constraints the committee may have to work within if any. The committee is not sure how soon this will be resolved. In the meantime, they are for in ahead in fleshin out various ideas to make the lake and Trails a more prominent part of life in Meridian, includin a deep Meridian Beautiful clean up campaign and event in the fall. (If you would like to volunteer to help with this community-building event, please email MeridianHOABOD@gmail.com.) Rules for Lake Trail use have been established and trail maps have been developed, includin an interactive Google map [click here](#), all of which will be available on the new website along with other Lake Trail information. Trail head signage and on trail directional and distance markers are in the works as well, hopefully to be in place within a couple of months.

Neighborhood Watch Committee: This Committee is not active at this point due to lack of involvement by residents. The Board discussed if this Committee is necessary, as many of the crime notifications and safety education are distributed via other social media resources such as Nextdoor. Contact the Board if you would like to volunteer for this committee.

Roadway Improvements Residents brought concerns to the Board at the February meeting regarding the proposed widening and improvements along from to the Travis County Border. The Board and their consultants have been working on gathering information on the project with assistance from Gerald Auherly's Travis County Commissioner, precinct office. This project is in the initial surveying and design phase, but the city intends to stay involved in the status of the project to protect the interests of the neighborhood.

Important Reminders:

- The next Meridian HOA Board meeting is Tuesday, April 2nd at 6:30pm in the Baldwin Library. As always, all homeowners are invited to attend. There is a resident forum at the beginning of the meeting for residents to address concerns and make suggestions.
- The Annual Meeting will take place on May 14th at 6:30pm in the Baldwin Cafeteria. Please plan to attend as we need as many residents and/or proxies as possible in order to make the required quorum in order to conduct the meeting. Items to be presented at the annual meeting include: plans for pool upgrades, lakes and trails update, and the election of one or more Board member positions. If you have a "heart to serve" and would like to volunteer on the HOA Board of Directors, please contact Dawn Bowes, President at MeridianHOABOD@gmail.com for more information. You should also expect to receive a notice of the annual meeting and a proxy in the mail in mid-April.
- If you have any specific inquiries or property complaints, email Aaron at Goodwin Management at MERmanager@goodwintx.com.
- Complaints about the overgrown/ill-maintained lawns at Baldwin should be directed to AISD's Director of Maintenance for the Grounds Department, Louis Zachary at (512) 414-2209, the Ground's Foreman for AISD Carlos Ruedas at (512) 414-3233, and Damacio at (512) 414-0864, the Landscape Coordinator for AISD's Service Center.
- Board Meeting Minutes are posted after each subsequent board meeting once they've been officially adopted at the following meeting. You can access these directly on mer.goodwintx.com.

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Thank you for making our community a wonderful place to live and raise a family and for giving us the honor and privilege to represent your interests.

Sincerely,

Meridian Board of Directors

Dawn Bowes, President
Vito DelGatto, Vice President
Jason Verrette, Secretary
Rob Gura, Treasurer
Vince Heinz, Director
MeridianHOABOD@gmail.com

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