



Meridian HOA
Board of Directors Meeting
8/6/19
6:30 PM
Meridian Picnic Pavilion

MINUTES

Attendees: Kyle Cowand, Kristie Bryant, Tiffany Johnson, Jason Verrette
Aaron Weinkrantz – Goodwin Management
Matt Moore – Blue Quail Consulting

I. Call to Order

The Meeting was called to order at 6:28 PM.

II. Meet and Greet with Austin Police Officer Jeffery Binder

Office Jeffery Binder introduced himself at the current Austin Police Department District IV Representative, that includes the Meridian Subdivision. Officer Binder is responsible for community and neighborhood relations in his represented district. Officer Binder covered the following topics:

- The Austin Police Department has a GIS Mapping Software that tracks reported crimes in the Austin area. This can be access through the City of Austin GIS Mapping Software page or at <http://www.austintexas.gov/department/crime-information> .
- Neighborhoods can register with the City of Austin Community Registry, which allows the City of Austin to have points of contact with communities with Austin and distribute information as necessary. This registry allows for community involvement and input and helps promote community safety.
- Officer Binder discussed when to call 911 and when to call 311. The 911 system is for issues that are for items that need addressing immediately, even if the caller does not consider them an emergency. If the 911 operator does not consider the call an emergency, they will transfer the caller to 311. The 311 system is used to file non-emergency or informational reports that should not be addressed quickly. Officer Binder recommended anything that a resident feels is an emergency or a public safety issue should be reported to 911. All incidents should be reported either via 311 or 911 as the police department needs the reports for its data collection.
- He discussed the nature and timing of most property crimes in Southwest Austin. Home break-ins generally occur during the day, while car break ins generally occur at night. Most crimes are crimes of opportunity, with break ins happening with unlocked cars, open garages and unlocked doors. Officer Binder recommends which a car is parked, to use the “Take, Lock, Hide” principals to keep cars safe from being targeted by thieves.



He discussed safety in parking lots, as well as prioritizing shopping so that expensive items are not left in cars while doing subsequent shopping.

- Officer Binder discussed the rise in mail theft via Cluster Box Break Ins. He recommends that residents check mail daily and that they sign up for the Informed Delivery Program from the USPS that allows individuals to know what mail will be delivered to their boxes. More information or to sign up for the service can be found at www.informedelivery.usps.com. He also discussed package delivery and theft. The recent legislative session passed a Texas law making package theft off porches a felony in an attempt to curb the thefts. Officer Binder urged that any package theft or attempted package theft be reported to the police.
- Officer Binder then discussed options that the police department can assist in traffic collection. Austin Police owns a radar speed trailer that can be placed in the community. This trailer also gathers data which will allow the police department to be able to ascertain what are the high points for speed issues in the neighborhood and be able to dispatch traffic units appropriately.
- Officer Binder then opened the forum up to questions and addressed the following topics:
 - Constables are used primarily by the court system to serve legal papers, but they are fully licensed peace officers and have the full authority of a police officer in Austin.
 - Security Cameras can be useful, but many times the video or pictures from cameras are not clear enough to be able to be used by law enforcement. The use of cameras can also, in some cases, increase liability.
 - All incidents, no matter how minor, should be reported through 911 or 311. Incident reporting is key for data collection, which is very important for the Police Department so that they can handle.
 - Austin Police Departments can issue Criminal Trespass Warnings to individuals that are trespassing on Association Owned Property, this function will allow an individual to be formally warned to leave private property and if they return, they can be arrested for trespass.
 - Pet waste is not a criminal issue, but a civil issue. The only time pet waste becomes a criminal issue is if a judge issues an arrest warrant on a civil matter regarding pet waste.

III. Review and Approve Minutes from July Board Meeting

The Board reviewed the Minutes from the July Board Meeting, Kyle Cowand made a motion to approve the minutes, seconded by Tiffany Johnson. The motion passed unanimously.

IV. Resident Forum

A. Attending Residents to Address the Board

The following residents addressed the Board:



Mary Griffith informed the Board that portions of the barb wire fence were down along 1826. Aaron Weinkrantz stated he would have the sections repaired by the landscape company.

Greg Davidson inquired if the City would be returning to finish the Chip Sealing street work, specifically in the cul-de-sacs. Matt Moore informed Mr. Davidson that the City still has sections of streets to chip seal and generally they use a different product in the cul-de-sacs.

Tatiana Ferreira-Black, who also submitted her concern via email, addressed the Board regarding the loose dogs who attacked her dog on her front porch and bit another resident. She gave a summary of the incident and that the dog owners have also have a litter of puppies they are raising.

Greg Ippolito, the resident who was bitten by the dogs also addressed the Board with his summary of the issues. Animal Control is involved, with a case being opened, the dog owners being contacted, but as of the date of the meeting, the dogs have not been quarantined. Mr. Ippolito is following up with animal control to make sure the case is handled appropriately.

After further discussion, the Board made the following determination:

- The owners will be sent a PC209 Violation Letter setting the limits the puppies can be kept in the house per the CC&Rs and setting a \$500.00 fine per occurrence of loose dogs in the future.

Kristie Bryant made a motion to approve the Board Action, seconded by Kyle Cowand. The motion passed unanimously.

B. Concerns received via email

The Concerns received via email were addressed with the Board discussion involving Tatiana Ferreira-Black.

C. Concerns received directly to Board Members

There were no concerns received directly to the Board Members.

V. Financial Review/Discussion

A. Review Current Financials

The Board reviewed the current Financials.

B. Update on 2018 Audit



The Board reviewed the 2018 Audit prepared by Stephen Tilson. According to the Audit, there were no issues with the 2018 Accounting.

C. Update on Draft Reserve Study

Aaron Weinkrantz and Matt Moore informed the Board that the Reserve Company has been sent the revisions of the completed and upcoming reserve items approved by the Board. The company will update the reserve study and issue a final report.

The Board discussed assessing the screening wall along Meridian Park Blvd and SH 45. Matt Moore said it is on his task list to walk the wall and assess areas that need repairing and report back to the Board. This walk will not occur until after the native areas are mowed.

D. Discussion on 2020 Budget

Aaron Weinkrantz informed the Board that he will be working on the draft budget for distribution to the Treasurer and to the Board. The goal is to approve the 2020 budget at the October Board Meeting. This budget will include Capital Projects for the pool that will be funded in 2020, a better breakout of Water Quality Facility Expenses and a better budgeting on expenses as Aaron can look back at the history of expenses.

VI. Committee Updates/Charters

A. ACC

Matt Moore presented a written report of the actions of the ACC since the last meeting.

B. Pool Committee

Angela Newman gave a brief report of the pool operations and minor issues that have occurred. Pool renovations were tabled till the agenda item later in the meeting.

C. Landscape Committee

Nan Higgins gave a brief report to the Board. Some of the landscaping is showing signs of stress due to the heat and the ability to only water one day a week per the City of Austin Guidelines.

The Landscape Committee is working on updated Bid Specifications so the landscape contract can be bid. The current contractor is doing an acceptable job, but the Committee would like to tighten up the bids specifications and expectations in order to make sure all the landscape maintenance issues are being addressed. Matt Moore asked to see a copy of the draft bid specifications, as he is familiar with the landscape areas and know some nuances regarding city issues that should be written into the specifications to protect the Association.



D. Social Committee

Tiffany Johnson gave a short report to the Board regarding the upcoming events, including a Food Truck Night, Ice Cream Social, Community Garage Sale and Chili Cookoff. The October event that was to be hosted at the Amenity Center will be cancelled due to the upcoming construction at the Amenity Center.

The Social Committee will be working on cleaning out the storage closets they use by the end of October. They feel by the cleanup and consolidation, this will free up two of the closets for other use.

The Board discussed having a food truck come into the community for a single day as a rotating event. The consensus is that as long as it is hosted by the Social Committee and is a stand along event versus a residency, there is no issue. The Social Committee will be looking into this option as a monthly event.

E. Lakes/Trails Committee

Dave Christie gave a report to the Board. No meeting with Grey Rock has been set up by Vince Heinz, nor has there been any follow up by Vince Heinz with the City on the Bear Lake Entry.

Draft Proposed Signage was sent to the Board for review. After discussion, the Board instructed the Committee to work with Aaron Weinkrantz to get bidding on manufacture and installation of the signage. Angela Newman stated the Pool Committee does not feel any Amenity Center Sign is necessary, thus one should not be installed.

The hydrilla in Bear Lake was discussed, the Landscape Committee, the Lakes and Trails Committee all worked together to investigate the issue and come up with options on how to treat the issue. After discussions with the City, the consensus is to do nothing, the natural lowering of the lake due to the heat, dry season and evaporation should take care of the issue. If it doesn't the Committees will look at other options.

The water quality of Bear Lake was also discussed in light of the recent issues with toxic algae in Ladybird Lake. The Committee is looking into having the water tested or assessed to make sure the algae is not present in Bear Lake.

F. Communications and Welcome Committee

Kyle Cowand discussed the current tasks of the Committee, including creating an FAQ document that could be placed upon the website and possibly a flyer or refrigerator magnet that could be distributed to the residents with contact numbers and emails. The Board discussed on how this was done in the past, and the costs associated with that task.



Mr. Cowand stressed that any and all official communication should go through the Communications Committee. Board members should be careful of what information they distribute and post on social media, as personal opinions could be construed as Board Actions.

G. Safety and Transportation Committee

Kyle Cowand gave a report to the Board on the actions of the Committee including a summary with the meeting with TXDot representatives regarding the SH45 entrance, the desire to have acceleration and deceleration lanes, the process for having these lanes installed, and possibly a future traffic light.

VII. Old Business

A. Discussion or Action of any Bids Shade Structures, Fence Relocation, and Water Fountain at the Amenity Center

The Committee was presented bids and recommendation from the Pool Committee. No shade structure final numbers were presented, as they are not ready yet.

After review, the Board decided to table the benches until a later date, but the following actions were taken:

The proposal from Viking Fence to move the existing fence for \$2,488.00 was approved with a motion from Kristie Bryant, seconded by Tiffany Johnson. The motion passed with a vote of 3 yeas and Kyle Cowan abstaining.

The proposal to purchase 7 Trash Cans from Belson Outdoors in the amount of \$2,618.00 and a clock in the amount of \$16.00 was approved with a motion from Kristie Bryant, seconded by Kyle Cowand. The motion passed unanimously. The order for the trash cans will wait until 2020.

The Pool Committee is still working on the final pricing for the Shade Structures. The original recommended contractor could not provide a commercial grade structure with adequate warranty, so the Committee reached out to other vendors and is currently finalizing pricing with Kidstruction. Once this pricing and design is obtained, it will be shared with the Board.

The Pool Committee also needs to provide recommendations for Pebbletech color, Pool Deck Color and Waterline Tile Colors.

Once the Shade Structure information is obtained and the color recommendations are ready, they will be shared with the Board and, if necessary, the Board can hold a special meeting to discuss and vote on these items for approval.

B. Any other Old Business to come before the Board



No other old business came before the Board.

VIII. New Business

- A. Any New Business to come before the Board

No New Business came before the Board.

IX. Executive Session

The Board entered executive session at 8:13 PM

- A. Delinquencies
B. Legal Matters

The Board came out of executive session at 8:29 PM

X. Actions from Executive Session

A motion was made by Jason Verette, seconded by Kristie Bryant to utilize the Collection system through Carpenter Hazlewood that integrates with the accounting and management software with Goodwin Management. The motion passed unanimously.

The Board briefly discussed the use of the Slack Application. Currently most of the Board Members have joined the service, but Vince Heinz has yet to join. Once he signs up the Board can start utilizing this communication tool.

XI. Review Future Board Meeting Dates

The next Board Meeting is scheduled for October 1st in the Baldwin Library. Aaron Weinkrantz will confirm the room reservation.

XII. Adjourn

Jason Verette made a motion, seconded by Kyle Cowand, to adjourn the meeting at 8:35. The motion passed unanimously.