



Meridian HOA
Board of Directors Meeting
10/02/18
6:30 PM
Baldwin Elementary
Library

MINUTES

Expected Attendees: Dawn Bowes, Vito DelGatto, Vince Heinz, Jason Verrette, Rob Gura
Aaron Weinkrantz – Goodwin Management
Matt Moore – Blue Quail Consulting

I. Call to Order

The Meeting was called to order 6:30 PM with a Quorum of the Board. Vito Del Gatto arrived at 6:34 PM and Vince Heinz arrived at 6:37 PM.

II. Review and Approve Minutes from August Board Meeting

Jason Verette made a motion to approve the minutes as submitted in the Board Packet, Rob Gura seconded the motion. Motion passed unanimously.

III. Resident Forum

The resident forum was opened at 6:31 PM.

Janice McCoy addressed the Board regarding a Baldwin PTO project that that was being developed. The PTO is currently investigating redoing the running track at Baldwin Elementary. The first bid of a safety surface was approximately \$38,000 and she is looking for donations, possibly from the HOA. The Board said they would consider it in the future once the project is finalized.

The Board then discussed with Mrs. McCoy the signs approved by the Board at the last meeting to be placed in the crosswalks to assist with traffic control and pedestrian safety. Mrs. McCoy stated that the school or the PTO could not find volunteers to place and remove these signs during the pickup and dropoff hours thus the program could not be implemented.

No other residents addressed the Board.

The resident forum was closed at 6:34 PM.

IV. Committee Updates/Charters

The following Committees gave reports to the Board.



A. ACC

Matt Moore presented a written report to the Board of Directors on the ACC Training that was held and the actions of the ACC since the last Board Meeting

B. Pool and Landscape Committee

Vito DelGatto gave an oral report to the Board regarding the status of the pool, the pool repair list and the pool capital project list.

C. Social Committee

Jason Verette gave an oral report to the Board regarding the status of the Social Committee and the most recent events.

The Annual Budget for the Committee was discussed, and Mr. Verette brought up the Social Committee would like to implement some sort of program that recognizes individuals in the Community that volunteer for the good of the Community.

D. Lakes/Trails Committee

Dave Christie, the Chair of the Lakes/Trails Committee, gave a PowerPoint presentation to the Board and presented a written report to the Board from the Committee. The Committee intends, with the Board's approval, to map the existing trails within the community, create a unified signage system for the trail entries and major intersections, create a formal pedestrian entry to Bear Lake, create a formal trail system adjacent and around Bear Lake, create a picnic/park area adjacent to Bear Lake and install a pier and pavilion on Bear Lake for resident use.

Mr. Christie discussed with the Board that the Committee came up with a rough budget for these improvements of about \$285,000 phased over several years if necessary. This number includes the \$50,000 from Stratus Properties earmarked for the Bear Lake Entry, which the Committee would like to have access to immediately.

All proposed work will be formally bid, and all bids will be approved by the Board prior to any work being done.

E. Communications and Welcome Committee

Nalini Kumar gave a verbal report and a written report from the last Committee Meeting to the Board regarding the last Communications and Welcome Committee Meeting.

The Committee is looking into better ways to communicate with the residents including the use of Social Media, a stand-alone website, a better email distribution system, print and electronic newsletters and a neighbor of the month program. The Board discussed with Mrs. Kumar the budgetary needs of the Committee for 2019.



F. Neighborhood Watch

Rob Gura gave a verbal report of the Committee that is has not met yet and is not formally organized.

V. Old Business

A. Review Listing of Possible Association Attorneys choose legal counsel for Association

The Board reviewed three options for Firms to represent the Association, after discussion Dawn Bowes made a motion, seconded by Jason Verette to hire Neimann and Heyer to represent the Association. The Motion passed unanimously. Aaron Weinkrantz was directed to formalize the relationship.

B. Update on conversations with the City regarding traffic calming and speeding options within the Community.

Dawn Bowes reported to the Board that she has spoken to the City of Austin regarding the portable speed awareness sign programs and that the City will be sending a Traffic Engineer out to Meridian in November to assess the traffic issues. Once that engineer makes their site visit, options can be discussed.

It was discussed if making the intersection of Espina and Meridian Park Blvd a 4-way stop would be a good option to quell traffic in the community.

C. Review Ongoing Board Task List

The Board reviewed and updated Ongoing Board Task List

D. Review Capital Projects List

The Board reviewed the Capital Project list, discussed grouping the items by type of vendor and discussed what projects would fall under a Reserve Project and what projects would fall under a Capital Projects.

VI. New Business

A. Review Bid and Possible Approval of New Water Fountain

The Board reviewed the bid and tabled the issue until further investigation can be done.

B. Review New Application and Procedures for Meridian Pavilion Reservations

This item was also tabled as the online system referenced in the agenda item needs to be investigated further.

C. Discuss Reserve Study



Matt Moore and Aaron Weinkrantz will work on formal bids and have them to the Board at their next meeting for review and approval.

VII. Financial Review/Discussion

A. Financial Review

The Board reviewed the current financials, discussed the coding of some items and discussed the modeling for how under budget the Association will be by the end of the year.

B. Status of 2019 Budget

Rob Gura discussed the status of the Budget. Prior to finalizing, the Capital Projects for 2019 should be determined. Once determined, Mr. Gura will send the budget out to the Board for review and email approval. Formal approval will be done at the next meeting.

C. Discussion of 2019 Budget Items, Capital Projects and Reserve Projects

The Board discussed the needs of each Committee for the 2019 Budget Items, budgeting for 2019 Capital Projects and 2019 Reserve Items. With this information, Rob Gura can finalize the draft budget for 2019 for distribution to the Board for review.

VIII. Executive Session

The Board went into Executive Session at 8:49 PM and discussed the following issues.

- A. Delinquencies
- B. Legal Matters

The Board Came out of Executive Session at 8:52 PM.

IX. Actions from Executive Session

Vince Heinz made a motion to send all accounts on the delinquency list that have been through the Goodwin collections process and have a balance of over \$1,000 to the new attorney for investigation and future collections. The motion was seconded by Dawn Bowes. The motion passed unanimously.

X. Future Board Meeting Dates

The Board will meet every other month on the first Tuesday. The future meeting dates are currently set as:

- December 4, 2018
- February 5, 2019
- April 2, 2019
- June 4, 2019



- August 6, 2019
- October 1, 2019
- December 3, 2019

Aaron Weinkrantz will confirm with the school the library is available on these dates for the meetings.

XI. Adjourn

Dawn Bowes made a motion, seconded by Vince Heinz to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 8:55 PM.