



Meridian HOA  
Board of Directors Meeting  
7/9/19  
6:30 PM  
Meridian Picnic Pavilion

## MINUTES

Expected Attendees: Kristie Bryant, Tiffany Johnson, Vince Heinz, Jason Verette  
Aaron Weinkrantz – Goodwin Management  
Matt Moore – Blue Quail Consulting

### I. Call to Order

The Meeting was called to order at 6:32 PM.

### II. Review and Approve Minutes from June Board Meeting

The Minutes were reviewed, and the following corrections were made:

- Agenda was changed to Minutes in the title.
- Jason Verette's name was corrected.
- Kristie Bryant's name was corrected.

Vince Heinz made a motion to approve the minutes as corrected, Kristie Bryant seconded the motion. The motion passed unanimously.

### III. Resident Forum

#### A. Attending Residents to Address the Board

Before opening the forum, Matt Moore requested and residents who wanted to address the Board about the Coffee Trailer wait until the item was taken up under Old Business.

Jill Gura informed the Board of a suspicious person who was observed on July 4<sup>th</sup> in front of her home and again at the amenity center by her teenage daughter and friends.

The Board discussed the incident with Mrs. Gura, what could have been done at the time of the incident. The decision of the best course of action was to contact 311 and file a report with Austin Police Department so they could follow up.



The Board then discussed working with the Communications Committee and the Safety and Transportation Committee to come up with a quick FAQ on who to call in these types of incidents. The Board also discussed figuring out who the current APD Liaison is for the Meridian Neighborhood and opening a dialogue with that person.

Nan Higgins brought a concern to the Board regarding the use of golf carts on the streets, specifically driven by children. Matt Moore explained that the streets in Meridian are public, thus the rules and regulations for vehicles on the streets are set by the City of Austin. The City does allow golf carts on the streets, as long as they are street legal under the current State Code and driven by a licensed operator. The Board urged concerned residents to contact 311 and report any incidents. The Board also discussed getting clarification from APD and using that information in the safety FAQ.

Mary Griffith brought up a concern to the Board regarding teenagers accessing the pool after hours. The Board discussed the following options to curtail after hours use:

- Extending pool hours to 10:00 PM.
- Make sure all key fobs to access the pool only during pool hours.
- Making sure the door alarm on the main pool gate is operational.
- Looking at the timers of the lights in the pool to make it less inviting after hours.
- Installing motion-sensor security floodlights to dissuade after hours pool use.

Angela Newman requested if notification of the Board Meetings can be added to the entry marquee. Tiffany Johnson said she would take care of adding the notification to the marquee.

#### B. Concerns received via email

The Board reviewed the items received via email and had the following discussion:

Brady Adams requested information regarding a possible screening/barrier wall along 1826. The Board directed Matt Moore and Aaron Weinkrantz to respond to Mr. Adams with the discussions that have been had the past few months and the plan of the Association going forward to work with CAMPO and Travis County.

Frank Lemoine sent an email with concerns regarding residents shooting off fireworks. The Management Company will send a violation letter to the address to the specific resident that was called out by the resident, as it constitutes a formal complaint.

Mary Griffith sent an email regarding the utility boxes set in the Right of Way along Meridian Park Blvd that cause sight line issues at the intersections. The Board discussed what, if any, right the Association might have regarding having the boxes moved. As they are installed in a public right of way by what constitutes a public utility, little can be done from an Association perspective, but the Board can see if the City feels the size and location constitute a sightline issue at any of these intersections. Residents can also contact the city through 311 to register safety concerns.



The Board also discussed what individual residents are required to maintain regarding access down sidewalks in terms of trimming bushes and trees. The Board agreed to work through the Communications Committee and Landscape Committee to put a notice together to post on the website and send to the residents as part of the educational process.

C. Concerns received directly to Board Members

No Concerns that had already not been addressed were received directly from to Board Members.

IV. Financial Review/Discussion

A. Update on 2018 Audit

Aaron Weinkrantz let the Board know the 2018 Audit would be ready in mid-August for the Board to review.

B. Update on Draft Reserve Study

Matt Moore and Aaron Weinkrantz informed the Board that the once the Board makes decisions on the pool renovations, they will be able to make the necessary updates to the reserve study and study models so the final study can be issued.

V. Committee Updates/Charters

A. ACC

Matt Moore presented a written report to the Board regarding the ACC Committee's actions over the past month.

B. Pool Committee

The formal presentation on the proposed pool renovations and upgrades was tabled until the actual agenda item, but Angela Newman discussed with the Board the need to replace the trash cans around the pool area. At the beginning of the season, there were 9 trash cans in the pool area, but many of these were creating rust spots on the pool deck. Most of the trash cans have been moved off the deck or removed altogether, as they were falling apart. Aaron Weinkrantz was directed to talk to the porter service to see how full these cans were getting on a weekly basis so the Committee could determine how many trash cans are necessary and make a recommendation to the Board regarding replacement cans. The Committee will also assess the current pool furniture and picnic tables to make a recommendation to the Board on future replacements or additions.



Angela Newman discussed with the Board possibly adding a sink in the storage area with plumbing. After some discussion with the Social Committee representatives, it was decided that this was not necessary, but a water fountain to replace the vandalized water fountain was requested.

C. Landscape Committee

Nan Higgins informed the Board that all the landscape upgrades and lighting upgrades have been completed. The Committee will now focus on working with Aaron Weinkrantz on coming up with a comprehensive set of landscape maintenance bid specifications so the contract can be bid at a later time.

D. Social Committee

Tiffany Johnson gave a brief report to the Board regarding the actions and events held by the Social Committee. The next major event will be the Food Truck Night in August.

E. Lakes/Trails Committee

Dave Christie gave a report to the Board, the temporary “No Trail Building” signage was installed, and the Committee is working on the permanent signage for the trail entries with the exception of any signage for a future entry off Meridian Park Blvd, as that discussion is being stalled by the City of Austin due to Critical Environmental Feature Setbacks.

Mr. Christie then brought up the newly placed boulders blocking the trail where it skirts the Greyrock Golf Course. The boulders have been placed recently forcing trail users to go around the boulder and create a new trail. Mr. Christie has met with Committee members at the site and to relocate the trail would be problematic as it would place it adjacent to the rear wrought iron fence of a resident and cause the trail to be too close to this yard. Ellie Satinsky, a resident who lives adjacent to the trail in that area, expressed her concerns regarding relocating the trail and discussed why Greyrock may have placed the boulders to keep pedestrian and bicycle traffic off the course. Vince Heinz and Dave Christie agreed to contact Greyrock management to discuss the issue and see if any resolution can be gained and report back to the Board.

F. Communications and Welcome Committee

A written report was submitted to the Board by Kyle Cowand. A discussion was held by the Board of the use of SLACK as a communication tool, the Board agreed to try the tool to see if it will be effective.

The Board also discussed that the creation of a resident FAQ should be high priority. This FAQ should include contact information for 311, City of Austin, APD, TXDOT, as well as safety information, information on city codes, and other educational information that can be passed down to the residents.



G. Safety and Transportation Committee

A written report was submitted to the Board by Kyle Cowand regarding the Committee actions, specifically the meeting with Gerald Daughtery regarding working with TXDot to get acceleration and deceleration lanes added at the SH45 entrance. A request has been submitted to TXDot and the Committee will follow up to make sure the appropriate survey is done to allow for the lanes to be striped by TXDot.

The Board also discussed getting in touch with the APD neighborhood representative to use this person as a resource for information and knowledge on safety issues in the community.

VI. Old Business

A. Discussion or Action of any bids for repairs or upgrades on Pool at Amenity Center

Angela Newman presented the bid recommendation from the Pool Contractors from the Committee and options.

The Board discussed the bids and recommendations and asked that the Pool Committee look at a more commercial grade option for the proposed shade structures with a more appropriate warranty. This can either be from the contractor who bid the recommended shade structures or a different contractor with a similar design as the Committee recommendation. The Board also requested the Committee work on getting hard bids to move the fence as discussed and for benches or additional furniture.

After discussion, Kristie Bryant made a motion, seconded by Jason Verette to approve the following bids from Crystal Clear Pools in the bid amounts:

- Replaster Pool (Reserve Cost)- \$35,975.00
- Upgrade Plaster to a Pebbletech Finish (Reserve Cost) - \$22,094.00
- New Waterline Tile (Reserve Cost) - \$8,874.00
- Deck Repairs and Resurface Pool Deck (Reserve Cost)- \$33,480.00
- Mastic Joint Repairs (Reserve Cost)- \$3,320.00
- Add Deck Jets and Bubblers - \$29,800.00
- New Skimmer Lids – (Reserve Cost) \$370.00

The motion passed unanimously.

The Board asked the Committee to present 3 options on the pebbletech finish color and the pool deck color with a recommendation so the Board can make a final determination.

Aaron Weinkrantz was directed to execute the contract with Crystal Clear Pools and get on their schedule for a start date of October 1<sup>st</sup> for the work. The Social Committee may have some events that are affected, as access to the pool, bathrooms, and part of the



parking lot will be closed for several months while the work is being performed. The Social Committee will take this into account with their winter events.

This approval constitutes \$133,913.00 in expenditure by the Association, of which 104,113 will be from reserves and \$29,800 will be a capital expense.

B. Discussion or Action concerning the Coffee Trailer at Amenity Center

The Board discussed the Coffee Trailer currently operating from the Amenity Center Parking Lot, heard from residents attending the meeting, and reviewed written correspondence from residents sent to the Board.

Written Correspondence was received from Garry Stanis, Sarah Salazar, Lia Edwards. Residents that addressed the Board directly were Tim Smiser, Lia Edwards, and Josh Herrera.

Concerns from residents included the following:

- Increased Traffic and non-residents coming into the neighborhood through advertisement by the trailer on social media and signage along SH45.
- Use of HOA facilities such as the playscape, the pavilion, the bathrooms and possibly the pool by non-residents visiting the trailer.
- The liability of non-residents using the HOA facilities in terms of insurance coverage and legal liability.
- The location of the trailer in the parking lot blocking access and use of the ADA parking space.
- HOA supporting a business through use of electricity and donation of space to place the trailer.
- Sound issues for immediate residents adjacent to the Amenity Center that can hear the generator that runs through the day.
- Concerns about who approved the trailer to stay on the site, how the approval was granted, a lack of a formal agreement between the HOA and the trailer, and what research was done prior to granting of approval.
- Concerns if allowing a trailer to stay on an HOA facility was in direct conflict with the CC&Rs.
- Zoning Issues, as Meridian was developed under Planned Use Development (PUD) zoning that did not allow commercial uses.
- Permitting issues, as the City has a permitting process that may or may not have been followed by the business.
- State Sales Tax issues for allowing a commercial entity to use the HOA parking lot, as well as possible Property Tax implications if the Appraisal District decided to assess the amenity center as a commercial site versus and HOA Amenity not open to the general public.

After discussion of the written concerns and with the residents attending the Board Meeting, the Board determined that a comprehensive policy for use of HOA facilities by commercial entities (especially food trucks and trailers) should be established.



After further discussion, Jason Verette made a motion to inform the trailer they needed to vacate the premises by July 15<sup>th</sup>. The motion was seconded by Kristie Bryant. The motion passed with a vote of 3 yeas and one Board Member, Vince Heinz, abstaining.

C. Any other Old Business to come before the Board

No other Old Business came before the Board.

VII. New Business

A. Any New Business to come before the Board

No new business came before the Board.

VIII. Executive Session

The Board went into Executive Session at 8:24 PM

A. Delinquencies

B. Legal Matters

The Board adjourned Executive Session at 8:28 PM

IX. Actions from Executive Session

After discussion in Executive Session, the Board made the following determination; Jason Verette made a motion to escalate collections of any accounts owing more than \$1,000; the motion was seconded by Tiffany Johnson and passed unanimously.

X. Review Future Board Meeting Dates

The Board discussed the future meeting dates as either August 6<sup>th</sup> or August 13<sup>th</sup> and October 1<sup>st</sup> or October 8<sup>th</sup>. Aaron Weinkrantz will check the official calendar on the website and look at availability of the library at Baldwin Elementary.

XI. Adjourn

Tiffany Johnson made a motion to adjourn the meeting at 8:34 PM; the motion was seconded by Christie Bryant, motion passed unanimously.