



Advisory Committee Meeting  
May 14, 2015  
5:30 PM  
District  
Escarpment Village

Attendees: Matt Moore, Dawn Bowes, Cristian Lieneck, Sherri Koski Rose and Ron Hruby

I. Call to Order – 5:35 PM

II. Current Issues

a. School Site Landscaping

i. *The Committee discussed the lack of landscaping on the school site and the fact that individual residents and groups of residents are currently performing “rogue” landscape maintenance on the weekends. The Committee requested Matt Moore contact AISD and express the concerns of the neighborhood, let them know that parents are currently mowing sidewalk areas of the right of way and explore the option of the HOA taking up maintenance of the Right of Way along the school to at least keep part of the site maintained to the standards of the Association.*

b. Website/Yahoo Forum/Facebook Page

i. *The Committee discussed the website. It was decided to put the budget on the website as well as a basic schedule when HOA inspections are done and the enforcement process.*

ii. *The Committee briefly discussed the Yahoo Forum*

iii. *The Committee discussed the Meridian Social Buzz Facebook Group. Many residents are using this group to voice issues regarding neighborhood concerns and complaints. The Committee agreed to communicate to the Board and Management Company any concerns or complaints voiced over the Facebook Group so that they can be addressed.*

c. Annual Meeting

i. Discuss Dates (July, early August)

*The Committee discussed looking at dates in Late June or Early July for the Annual Meeting. If the school is not available, then possibly pushing the meeting off till September after school is back in session.*



*The issue of quorum is still a problem. The Committee and the Board should look into electronic proxies to help with this issue. Matt Moore to discuss with the Association's legal counsel.*

d. Section F

i. Lot Sales (15 sold, 3 under contract)

*Matt Moore provided an update on the lot sales in Section F (acre lots)*

ii. Bear Lake Pedestrian Entry

*The entry has been designed and is in bidding, this should be installed in the next few months. The Committee discussed that once the entry and initial path is installed, the Association should look at adding some additional improvements to the lake, possibly picnic tables, a dock/fishing pier, a trail around the lake, possibly tying into Espina to add a 2<sup>nd</sup> access point.*

e. Landscaping/Common Areas

i. Replant Areas

*The Association will be replanting some of the plants that have died out in the landscaped areas over the next few months to refresh the landscaping.*

ii. Request for additional Doggie Station along Espina by Pratolina

*The Committee reviewed the request and decided to install the additional doggie station. Karen Vaughn should coordinate the install and the Porter Service servicing the new station.*

f. Amenity Center

i. "Adults Only/Lap Swimming" Pool Hours – Request from resident

*The Committee decided to look into this further. Goodwin should find out the exact pool cleaning schedule so that the Committee can discuss specific lap swimming hours.*

ii. Discuss Pool Furniture/ Picnic Tables

*The Committee discussed the current pool furniture and the missing and broken pool furniture. It was decided to look into heavier duty pool furniture that would have less of a chance to be broken and was of enough weight that it would not be easily stolen. The Committee also discussed buying at least 3 more picnic tables to go in the new sod area and under the new shade structure. The Committee also feels there should be more trash cans at the pool.*

iii. Native Area renovation and resod

*The Native Area renovation and resod is complete., The Committee discussed adding picnic tables to that area.*

iv. Additional Shade Structure



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*The Additional Shade Structure has been completed. The Committee discussed adding a picnic table to the grass portion of the shade structure.*

v. Pool Security

*The Committee discussed issues at the pool regarding trespassing, after hours use, skateboarders, theft, and vandalism at the pool. The Committee discussed putting a camera at the pool to help deter the security issues. Matt Moore will look into camera systems for the pool*

vi. Use of Pool by Non Residents

*The Committee discussed the use of pool by non residents or unaccompanied guests. Several ideas to curb this were discussed, primarily having pool lifeguards.*

vii. Pool Monitors/Lifeguards

*The Committee discussed adding pool monitors or lifeguards. Matt Moore will talk to Karen Vaughn regarding costs for monitors or lifeguards.*

viii. Coke Machine

*The Committee discussed the Coke Machine. After long discussion and a vote, it was decided to remove the machine as many of the residents have voiced concerns regarding selling sodas and sugary drinks.*

ix. Cleaning Frequency/Porter Service

*The Committee discussed the current frequency of porter service. Matt Moore was to check with Karen Vaughn and possibly increase the service to 4-5 times per week during pool season.*

g. Residential Issues

i. Car Break Ins/Crime/Security

*The Committee discussed the rash of Car Break Ins in the community. Most seem to be crimes of opportunity occurring on unlocked vehicles. The Committee discussed sending out a reminder to all residents to lock their cars and be aware. All incidents of theft should be reported to Austin Police, the Committee was unsure if all the incidents had been reported properly. The Committee also discussed working with APD to have more patrols in the area. The Committee discussed looking into adding camera systems to the entrances of the neighborhood. Matt Moore will look into that.*

ii. HOA Inspections

*The Committee discussed the frequency of HOA inspections. Currently, these are done twice a month. Matt Moore will talk to Goodwin to find out the timeframe in the month these inspections are done.*



iii. Fence Issues

*The Committee discussed the issues with broken fences and non-maintained fences in the neighborhood. Many fences are at the age that they need replacement or maintenance. The Committee discussed having the management company start noting fences that are falling down, strapped up or braced on their normal inspections as courtesy notice violations.*

iv. Parking Issues/Home Based Businesses

*The Committee discussed the ongoing parking/home based real estate business on Mitra. Matt Moore is going to follow up with Karen Vaughn to see if she has spoken to the owner and what the outcome of that conversation was.*

v. Dumping of trash and brush in common areas and in new section of lots.

*The Committee discussed the dumping of trash in the new section. This is an ongoing issue that is dealt with on a case by case basis. If anyone sees individuals or vehicles dumping trash or brush, please forward any information to Matt Moore.*

h. Marquee

i. Updated Timeline on Installation

*Installation of the Marquee sign should begin on May 21<sup>st</sup>, weather permitting.*

III. Future Meeting Schedule

*The Committee will try and meet in Late June. A Doodle Calendar request will be sent out.*

IV. Adjourn  
8:15 PM

**ACTION ITEMS:**

*Group:*

- *Monitor Facebook Group, any issues that arise, let Karen Vaughn and Matt Moore know.*
- *Monitor brush and trash dumped in common areas and in new lot area, if seen, let Matt Moore know.*
- *Set up next meeting for Late June.*

*Matt Moore/Board/Developer:*

- *Get Bid for Security Cameras at Pool*



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- *Look at camera systems at the Entrances.*
- *Contact AISD Facilities Maintenance regarding landscape maintenance issues and the HOA mowing the right of way at the Baldwin site.*
- *Discuss with HOA attorney electronic proxies and quorum issues for Annual Meeting.*
- *Get options for heavier pool furniture for pool.*
- *Get Coke Machine Removed.*

*Karen Vaughn/Goodwin/Management Company issues:*

- *Provide Cristian HOA budget to put on Website.*
- *Provide Committee when HOA are inspections are currently being done.*
- *Have new doggie station installed and get porter service to add it to the list for maintenance.*
- *Find out current cleaning schedule for pool (days of week and times) so it can be discussed when Lap Swimming Hours should be. Once determined, order signage for lap swimming hours.*
- *Order 3 picnic tables for pool area (2 in native area under trees and one under new shade structure.*
- *Order 3 more trash cans for pool.*
- *Get estimate on cost for Pool Monitors or Lifeguards.*
- *Find out current porter frequency, possibly increase to 5 times per week.*
- *Have HOA inspector start noting fences on individual lots that are falling down, propped up or need repair.*
- *Let Committee know if Karen spoke to the realtor/owner who is running the business out of her house regarding parking issues.*