

**Meridian HOA Minutes of Annual Meeting  
May 1, 2018**

Baldwin Elementary School  
12200 Meridian Blvd.  
Austin, TX 78739

**1. Call to Order/Introductions**

Karen Vaughn of Goodwin Management called the 2018 Annual Meeting to order at 6:32 p.m.

**2. Establishment of Quorum**

Karen Vaughn reported that a quorum had been met, of 10% of the homeowners being present in person or by proxy at the meeting.

**3. Approval of Minutes from 2017 Annual Meeting**

Karen Vaughn asked if everyone had reviewed the provided minutes, and if there were any questions. There were no questions and Steven Garner made a motion to approve the minutes, and this was seconded by Rich Del Palma. The motion passed with acclamation.

Rich Del Palma, who is running for City Council, District A, then spoke to residents briefly.

**4. Financial Report**

Karen Vaughn reviewed the 2017 year-end financials provided to the group. It was noted that the Developer, Stratus would have a \$50,000 check for the HOA tomorrow. The Advisory Board worked hard to ensure the transition was smooth, the HOA received this check, and the quorum was changed from 25% to 10%. Goodwin Management previously did ACH debits, however, have switched to debits directly through homeowner banks. Residents can go to Goodwintx.com, 2<sup>nd</sup> dropdown window, and click on Meridian Property to review this information.

Residents then had the opportunity to ask any questions concerning the financials. It was noted that Goodwin Management has always maintained the HOA checking accounts. Goodwin pays the HOA bills directly from the HOA checking accounts. The Reserve Funds/Capital Funds are controlled by the Board. The Board must give approval for use of these funds. Insurance for HOA will change to include protection for the Directors and Officers. Audits are done each year. There will also be a Reserve Study conducted. Five Board Members will be elected at this meeting. The property is driven for violations every two weeks. It was noted there are residents that are receiving fines and liens on their property. Properties can only be forced mowed. Karen can let you know if a property is in violation, however, no names or stage of fines can be acknowledged.

**5. Committee Reports**

Advisory Committee Forms can be picked up at the back upon departure from the meeting.

**a. ACC Committee**

There are 3 to 5 residents needed for this committee. This committee reviews applications for new pools, painting of exterior of houses, installation of sheds, etc. They then give approval to residents based on the by-laws of the HOA.

**b. Social Committee**

Julie, Melonie, & Tiffany are on the committee. Committee has a budget each year to plan activities. Please contact the Committee with any suggestions, or you can contact Karen Vaughn at Goodwin Management. Karen's business card is available for residents on the sign-in table. Julie also noted that additional volunteers are always welcome and needed for the committee.

It was noted that until all committee positions are filled, residents can contact Karen, especially as it relates to ACC applications.

**6. Election to the Board (5 Open Position)**

Karen Vaughn noted that there were 5 positions open for the Board. It was noted that Dawn Bowes, Rob Gura, & Vito DelGatto are running and on the ballot. Two additional residents were needed to fill positions. Karen ask if there were any nominations from the floor for the Board positions. Jason Varrate & Vince Heinz both stated they wanted to run for the open positions on the Board. There were no additional residents who ask to run for open positions. Christian Lieneck made a motion to accept the five nominations as the new Board Members. Homero Lucero 2<sup>nd</sup> the motion, and by an all in favor vote, the Board was nominated.

**7. Adjourn**

Resident Steven Gardner made a motion to adjourn the meeting at 7:08 p.m., this was 2<sup>nd</sup> by resident Madhvi Dungal. Motion passed unanimously. Meeting was adjourned.