



Meridian HOA
Board of Directors Meeting
7/18/18
7:00 PM
Starbucks – Escarpment Village
Minutes

Attendees: Dawn Bowes, Vito DelGatto, Jason Verrette, Rob Gura
Karen Vaughn – Goodwin Management
Matt Moore – Blue Quail Consulting

I. Call to Order

- The Meeting was called to order at 7:00 PM

II. Resident Forum

- The Board heard from one resident in person – David Christie (12417 Pratolina). His questions/concerns were:
 - General Questions regarding trails around Bear Lake and through the Native Areas.
 - Volunteered to help with the Trail/Native Areas Committees
 - Question Clarifying the Rules on Motorized Vehicles in the Native areas. The Board explained they are not allowed, and that a future project is place appropriate signage at the common entrances to the Native Areas.
- The Board also fielded some resident concerns from Robert Rizzo (12301 Pratolina), Ron Hurby (12016 Cherisse) and Dugnar Jeetebdrasingh (11004 Cherisse) via email. A summary of these concerns was:
 - Street Repairs from Google Fiber Installation/Pothole Repairs/Chip Seal (Ron Hurby and Robert Rizzo)
 - By using the 311 App for the City of Austin, needed street repairs will be submitted to the City for assessments and repair.
 - Regarding long term maintenance (chip sealing, etc.), Matt Moore will provide a contact at City of Austin street and bridge for the Association to contact.
 - Sidewalk trip/fall hazards, specifically across from school site (Ron Hurby)
 - By using the 311 App for the City of Austin, trip and fall hazards will be submitted to the City for assessment. If the city deems that they are not responsible for the sidewalks, then the individual property owners where the sidewalks are located will be contacted.
 - Greenbelt Maintenance (Between Cherisse and Alophia along Espina across from school) (Dungar Jeetebdrasingh)
 - Karen Vaughn will have this area cleaned up and sight lines re-established by the landscape company.



- Rock wall across from school at NE corner of Espina and Meridian Park Blvd (Robert Rizzo)
 - This wall will be assessed and repaired.
- School Site Maintenance (Robert Rizzo)
 - This is an ongoing issue. Especially in the summertime, AISD poorly maintains their facilities.
- Parking of Cars on Streets (Robert Rizzo)
 - Although there is language in the Declaration discussing parking on the street, the streets are public, thus the City of Austin rules and regulations supersede any language found in the Declaration. Parking issues should be reported to APD and 311.
- Blowing of Mailbox Kiosks as part of landscape maintenance contract (Robert Rizzo)
 - Karen Vaughn will have the landscape company take care of this with each visit.
- Vito DelGatto brought up a concern voiced directly to him regarding ant treatment and pest control at the Amenity Center.
 - Karen Vaughn will get a cost for comprehensive pest control at the Amenity Center.
 - Karen Vaughn will have the Landscape Maintenance Contractor treat the ants at the Amenity Center.

III. Financial Review/Discussion

- A. Current Financials
 - Rob Gura gave a summary of the financials, clarified some questions with some expenses and discussed moving forward with the financials.
 - Discussion was had regarding the Association Assessment and the Water Quality Assessment. Matt Moore will send the Board the specific language out of the Declaration.
- B. Current HOA Contracts
 - The Board discussed the current contracts that the Association has with different vendors.
 - Karen Vaughn will either resend copies of all the major contracts (management, landscape, pool, porter, pond) or put them on the Board Portal for the Board to access.
 - The Board also discussed the HOA insurance policies. Karen Vaughn will confirm the policies; the coverage amounts and possibly get a price to increase the umbrella policy if necessary.
- C. Approve and Execute Contract with Blue Quail Consulting
 - The Board reviewed the proposal for consulting services and ACC Reviews from Matt Moore with Blue Quail Consulting. After discussion, a motion was made by Vito DelGatto and 2nded by Jason Verrette to approve the contract. The motion passed unanimously.



IV. New Business

- A. Status of Pool Maintenance Contract Bid Process and Possibly Approve New Contract
- The Board Reviewed the draft bid specs for Pool Maintenance. The Board agreed to make any redline suggestions to the bid specs and send them to Karen Vaughn by end of business on Wednesday, July 25th. Karen Vaughn will then take the revised bid specifications and send them out to prospective maintenance companies. The Bids will be reviewed by the Board at the August Meeting. Karen will bid to appropriate companies and include the vendor that Vito DelGatto has already spoken with concerning the maintenance.
 - The Board discussed the aging cartridge filters at the pool and the one that has recently failed. Hines Service, the current maintenance contractor, has currently provided a bid for approximately \$11,000 to replace and upgrade the filter system from the cartridge style filters to a new glass filtration filters. The Board discussed approving this bid. Dawn Bowes made a motion to approve this bid, Vito Delgatto 2nded, with the motion passing. Rob Gura abstained from the vote.
- B. Status of Landscape Maintenance Contract Bid Process and Possibly Approve New Contract
- The Board reviewed the landscape maintenance bids provided by Karen Vaughn. Dawn Bowes made a motion to approve the bid provided by Freshscapes, Rob Gura 2nded. The motion passed unanimously.
 - Karen Vaughn will send a cancellation letter to Austin Eagle with an end date of September 1st. Freshscapes will start on September 1st. In the interim of the rest of July and August, the Board agreed to let Freshscapes start doing supplemental work outside of Austin Eagle's Contract such as greenbelt cleanups and mows outside of the regular contract.
- C. Status of Bid to Rebuild Dumpster Enclosure at Amenity Center
- As Vince Heinz was not in attendance, no additional bids were ready for the Board to review.
 - The Board discussed the scope of the work to be bid, and agreed the enclosure needs to be re-sided, but should be taken to 8' height vs the current 6' height. The bid should also include rebuilding the privacy fence on the back side of the parking lot that screens the parking lot from homes on Alcanza Drive.
 - Vito DelGatto agreed to work with Vince Heinz to ensure the Board can review and approve bids at their August Meeting.
- D. Association and Board Communications
- The Board discussed the current communications structure between the Association and the Residents.
 - Dawn Bowes presented a proposal to prepare a marketing system, email system, newsletter design, FAQs, a Meridian Handbook, organize volunteer lists, create a welcome packet, set up an association Dropbox for important documents, and other design, marketing and communications services. Dawn Bowes made a motion to approve this proposal, 2nded by Jason Verette. After discussion the Board Voted, 2-2 with Dawn Bowes and Jason Verette approving the proposal, and Rob Gura and Vito DelGatto opposing. As there was a tie, the



motion did not pass, and further discussion necessary with the entire Board present, the item was tabled until the next meeting when the full Board is in attendance.

- E. Association Committees, Current and Future, Assign Board Members to oversee specific Committees
 - The Board discussed the Association Committees, the current Committee Board Liaisons were discussed.
 - Dawn Bowes will send the Board the listings of residents that have volunteered to assist with the Committees, so Committee assignments can be made at the next meeting.
- F. Discussion of Future Projects/Board Focus Areas and Assign Tasks to Board Members
 - The Board reviewed the existing project/maintenance lists created by the Board and Matt Moore which included detailed lists of items needed repair or replacement at the pool, restrooms, picnic pavilion, mail kiosks, trash enclosure, playscape and other common area elements and amenity center items. Matt Moore will combine and organize these lists and distribute to the Board. The Board will then discuss and prioritize the lists in order to set timeframe, budgets and assign tasks to specific Board Members and Committees.
- G. Other Business to Come Before the Board
 - The Board discussed the Greyrock Office Project slated to go on the 2 lots along SH45 adjacent to the entrance to Greyrock Golf Course. Matt Moore provided the status of the project. Jason Verette will send the Board a copy of the letter he received on the project and the Association will register as an interested party on the development in order to stay abreast of the status and keep the residents informed.

V. Executive Session

- A. Delinquencies
- B. Legal Matters

VI. Actions from Executive Session

- No formal action was taken by the Board, but Karen Vaughn will send the Board of prospective Association Attorneys so that the Association can retain new counsel.

VII. Future Board Meeting Dates

- The next board meeting is scheduled for August 15th. A location will be determined. Rob Gura offered to contact his church to see if they have an available room for rent or use.



- The Board set a tentative date for September 19th as the September meeting. This will be confirmed at the August Meeting.
- The Board discussed a permanent meeting space. Once AISD opens for the year, the library at Baldwin is a possibility, the Austin Public Library on Convict Hill has rooms for use, but the schedule is tight and generally full.

VIII. Adjourn

- The Meeting was adjourned at 8:47 PM.