



Meridian HOA
Board of Directors Meeting
4/2/19
6:30 PM
Baldwin Elementary
Library

MINUTES

Attendees: Dawn Bowes, Vince Heinz, Jason Verrette
Vito DelGatto arrived at 6:35 PM, after the meeting was called to order
Aaron Weinkrantz – Goodwin Management
Matt Moore – Blue Quail Consulting

I. Call to Order

The Meeting was called or order at 6:30 PM.

II. Review and Approve Minutes from February Board Meeting

The Board reviewed the Minutes from the February Board Meeting. Vince Heinz made a motion to approve the minutes as submitted, Jason Verette seconded the motion. Motion passed unanimously.

III. Resident Forum

A. Attending Residents to Address the Board

Marshall Fenton of 12220 Pratolina brought up concerns regarding the widening of 1826 project by Travis County and CAMPO. The Board gave a summary of what they have learned of the project, the timing of the project by Travis County and the concerns of the neighborhood. Mary Griffin of 12400 Pratolina gave input on what she had learned in her research regarding required sound studies, noise abatement walls and the intersection of Dalea Drive and 1826. The Board agreed to continue monitor and stay involved in the project to protect the interests of the Community.

Margarite Shipley brought up that she has noticed that resident landscape contractors have been blowing leaves into the storm sewer inlets. The Board discussed that some sort of notification should be sent out to residents not to do this or allow their contractors to do so, possibly in the Newsletter.

Nan Higgins of 11920 Cherisse discussed needing an additional doggie station where residents access Bear Lake by the School. The Board directed Aaron Weinkrantz to order and have installed a doggie station in this location.



B. Concerns received via email

No resident concerns were received via email directly to the Board Gmail address or the Management Company.

C. Concerns received directly to Board Members

Jason Verette brought up concerns regarding the ongoing work at the Greyrock Office Project. The owner has been clearing the site, burning piles of brush and staking out the site layout. Owners are concerned with the brush burning. The Board advised Mr. Verette that if there is burning, Austin Fire Department should be contacted to monitor the situation and make sure the contractor has the applicable burn permits from AFD. The Board agreed to monitor the development.

Vito DelGatto brought up concerns of fire ant mounds at the Amenity Center. The Board discussed the issue and agreed to get a price for comprehensive pest control. Aaron Weinkrantz and Vito DelGatto agreed to meet with a contractor and get a price.

Rob Gura, who was not present at the meeting, submitted a few concerns via email:

- The sidewalk at 7700 Orisha is supposed to extend down Meridian Park Blvd, but currently stops halfway down the street frontage. The Board directed Aaron Weinkrantz to contact the owner to see if a variance was granted to not install this section of sidewalk. If no variance was granted, then he will contact the City of Austin regarding the installation of the sidewalk.
- The lots at 12901 Meridian Park and 12916 Meridian Park have some trash accumulated on them from nearby construction. The Board directed Aaron Weinkrantz to investigate, contact the applicable owners or builder and get the areas cleaned up.
- The intersection of Regolizia and Meridian Park Blvd has accumulated silt and some construction debris. Aaron Weinkrantz informed the Board that the builder has already cleaned the intersection, so it has been taken care of.
- There is a concern about Landscape Maintenance along Meridian Park Blvd at Mitra Drive and further back towards Meridian Park Blvd. The Board asked Nan Higgins, as the Landscape Committee Chair to look into the maintained areas in these areas.

IV. Financial Review/Discussion

A. Financial Review of current Financials

The Board reviewed the Current Financial Report.

B. Update on 2018 Audit



The Board reviewed the three bids for performing a 2018 Audit. After discussion, Jason Verette made a motion to approve the bid from Steve Tilson, PC. The motion was seconded by Vito DelGatto and passed unanimously.

V. Committee Updates

The Board her reports from the following Committees:

A. ACC

Matt Moore gave an oral report regarding the ACC Committee. Submittals have been slow, but will be picking up with Spring.

B. Pool Committee

Angela Neumann, new chair of the Pool Committee, gave both oral and written report to the Board and presented a list of possible improvements being considered by the Committee. The list was generated by suggestions received via social media and included some suggestions not heard before, such as an additional playscape structure. The Committee is currently meeting with contractors and should have a list of bids to the Board for review in May.

A concern was brought up regarding work being planned by the Landscape Committee at the Amenity Center should not interfere with future work being planned by the Pool Committee. The Board instructed Angela Neumann to coordinate with Nan Higgins, Chair of the Landscape Committee, on landscape issues. Other work being done should not interfere with future pool renovations or upgrades or needs to be done prior to the next pool season.

C. Landscape Committee

Nan Higgins gave an oral report to the Board of Directors. All the design work has been completed and bids approved to redo the front entry bed on Meridian Park Blvd, at the intersections of Wisteria Valley and Meridian Park Blvd and on the street frontages of the Amenity Center. This work should commence on April 22nd.

Most of the approved landscape lighting upgrades and repairs have been completed, with the exception of the new lighting fixtures at the Mailbox Kiosks.

The native area cleanup at the Amenity Center has been completed.

D. Social Committee

Julie Gualandri and Nalini Kumar gave an oral report to the Board. The Committee has planned all their events through the summer. With the increased budget of the



Committee for 2019, the Committee has increased the budgets for all events so that they are taken to another level than previous years.

E. Lakes/Trails Committee

Dave Christie gave an oral report to the Board regarding the Bear Lake Project and the native trails project.

Vince Heinz gave an oral report to the rest of the Board regarding the discussions with the City of Austin about crossing critical environmental feature setbacks to install the main access trail to Bear Lake.

Dave Christie discussed the next major step by the Committee is to get signage up on the native trails, mainly to dissuade trespassers, decrease Association liability and establish trailhead markers. This should be done in conjunction with the website launching, as the trail maps will be located on the website. A copy of the proposed trail rules was included in the Board Packet, as well as the maps that will be placed on the website showing the natural trail areas.

F. Communications and Welcome Committee

Nalini Kumar gave an oral report to the Board. The new Association website is 95% complete and will be launching soon. The Board will get a preview version in the next few weeks and will need to make any comments in a timely manner before the site goes live.

G. Neighborhood Watch

No report was given.

VI. Old Business

A. Update on Draft Reserve Study distributed by the Management Company

Matt Moore went over the Draft Reserve Study with the Board and presented written recommendations. Several things should occur in order to revise the draft study and ascertain the actual needed reserve amounts for the Association. To update the reserve study, the Board needs to finalize what reserve projects will be completed in 2019 so the company can update the modeling.

From a financial standpoint, the Board needs to do some financial modeling cash flow for the rest of 2019, re-labeling/establishing accounts as reserve or operating accounts, separating water quality and general reserve accounts before being able to look a future reserve modeling and to establish what current funds should be set aside for reserves, operating and capital projects.



After discussion, the Board asked Matt Moore and Aaron Weinkrantz to work with Rob Gura regarding relabeling accounts and making recommendations to transfer funds between accounts so the Board would have a good idea of recommended reserve funds, operating funds and capital funds going forward.

The Board and Committees will finalize the reserve projects for 2019 so the study can be updated.

B. Update on ongoing approved projects or budgeted projects

A written report was provided to the Board.

- Landscape/Landscape Lighting

The approved work is either complete or in progress. The only lacking lighting project is the installation of the solar lighting at the Mailbox Kiosks.

- Power Washing

Power washing of the mailbox kiosks is complete. The power washing at the Amenity Center is on hold until the general contractor repairs are complete.

- Painting

The painting of the mailbox kiosks and amenity center fence is complete. The rest of the painting is on hold until the general contractor repairs are complete.

- Parking Lot Repairs and Re-Striping

The Board discussed the scope of work for the pavement patching, crack sealing, power washing, seal coating and re-striping. Matt Moore and Aaron Weinkrantz will have a follow up meeting with the contractor and get a re-scoped bid for distribution to the Board of Directors for discussion and possible approval.

- General Contractor Repairs

The Board went through the updated bid from A Plus Renovations and approved the following work:

- Pavilion Tile Replacement, Grout Repair, Rafter Repair, Plexiglass Replacement, and Expansion Joint Replacement.
- Pool House door replacement of 3 doors.
- Minor Pergola Repairs
- Cinder Block Hole repair in both bathrooms.
- Re-insulate water lines in attic space of building.



The following were tabled until the Pool Committee could look at the issues:

- Install Shade Cloth on top of existing pergolas.
- Repair of Previous Waterline repairs and placing lines in chases to alleviate future damage. Option one was to just repair and chase existing lines. Option two was to reroute lines to corners, repair and chase lines.

The Pool Committee agreed to look at the options and make a recommendation to the Board within a week of the meeting.

The rest of the bid items for a raised BBQ grill pad and water fountain were not approved at this time and the Pool Committee will take these items under their scope of work.

C. Discussion of any bids for repairs or upgrades on pool equipment or furniture for Amenity Center

Vito DelGatto provided a bid for installation of 2 outdoor fans at picnic pavilion. Mr. DelGatto did let the Board know that he works for the company providing the bid, but the bid was provided at employee pricing with no material markup. The Board discussed the issue and found no conflict of interest, as the bid was competitive.

Vince Heinz made a motion to approve the bid, seconded by Jason Verette. The motion passed with Vito DelGatto abstaining from the vote.

D. Update on Annual Meeting Date and Structure

The Board reviewed the draft Annual Meeting Announcement and Proxy, as updated by Matt Moore.

The Board set a goal of April 19th to send out the announcement and proxy.

The Board discussed that any member wanting to re-run for the Board needs to inform Aaron Weinkrantz by May 6, 2019.

E. Any other Old Business to come before the Board

No other Old Business came before the Board.

VII. New Business

A. Review Draft Language and possibly approve to update the Bylaws to set term limitations for Board Members



The Board reviewed the draft language to update the Bylaws setting term limits for Board Members. Currently there is no language setting term limits, so Board Members must follow state law of 1 year. The desire of the Board is to set term limits at 2 years with staggered terms so not all the Board changes any given year. This proposed change would start with the 2019 Board Elections, so no current terms were affected.

After discussion, Jason Verette made a motion to approve the amended language, the motion was seconded by Vince Heinz. The motion passed unanimously.

The Board signed a consent form to be sent to the Attorney for recording in county records. Once recorded, the amendment will be sent to the homeowners.

B. Other New Business to come before the Board

No other new business came before the Board.

VIII. Executive Session

The Board entered Executive Session at 8:40 PM to discuss the following:

- A. Delinquencies
- B. Legal Matters

The Board adjourned Executive Session at 8:46 PM

IX. Actions from Executive Session

No formal action was taken from Executive Session.

X. Review Future Board Meeting Dates

The Board agreed to meet on May 7th prior to the Annual meeting for a special meeting to handle Annual Meeting Prep and review any recommendations and bids from the Pool Committee. The location of the meeting is yet to be determined. Aaron Weinkrantz and Dawn Bowes will work on a location.

XI. Adjourn

The Meeting was adjourned at 8:48 PM.