

December 20, 2017

- I. **Board Meeting Call to Order** 6:00 p.m.
Sandra Giliberto called the meeting to order
- II. **Approval of Previous Board Minutes** 6:01 p.m. **VOTE ITEM**
In attendance last meeting: Sandra Giliberto, Melissa Cross, Scott Poland, and Your HOA CMC - Tim Plunkett (Tim A.P.) and Taylor
Melissa Cross read minutes from previous meeting. Sandra motioned to approve minutes. Scott seconded
- III. **Treasurer Report** 6:02 p.m.
A. Scott to update with financials. **Scott provided update to financials listing that the only changes were those invoices paid during the current month.**
B. Tim to discuss last expenditures from Kirkpatrick Management Company and any other information regarding financials we need to know going forward
Tim did not have anything to provide at this time as we are transitioning.
- IV. **Old Business** 6:07 p.m.
A. Letter went out introducing our Your HOA Community Management Company, along with the new payment date for our annual assessments, along with a note requesting that homeowners contact Your HOA Community Management Company if they need to make arrangements. The letter was also added to the community Facebook page (<https://www.facebook.com/groups/130432564167868/>) or search on Facebook "Meridian Place H.O.A."
B. Switching Attorneys 6:08 p.m.
i. Attorney Team forth going **VOTE ITEM**
 1. Eads Murray and Pugh
 2. Tanner Law?
 3. Stephen Buschmann?
 4. Vote for any changes?**Vote was made to consolidate attorney's which we work with. Eads Murray and Pugh was chosen to be our corporate attorney as Tim and Your HOA Community Management Company has a solid working relationship.**
Motion made by Sandra to keep Eads Murray and Pugh as official corporate attorney. Scott Poland seconded the motion.
- C.** Landscaping Bid Reviews 6:10 p.m. **VOTE ITEM**
(Review Prior to meeting)
i. Brightview

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- ii. Pro-Cut
- iii. Bergis Hargis
- iv. Ever Grow

Bergis Hargis was chosen to be our landscaper vendor. Tim to provide us with bids on Snow Removal.

Sandra Giliberto motioned to use Bergis Hargis as our landscaping company for 2018

Scott Poland seconded

D. By-laws, Roster, Contracts and Budget was provided to Tim at Your HOA CMC. **6:15 pm**

- i. Are any other items needed? Plat?

Tim has all that is needed

E. Bylaws – Bylaws have not been updated since created in 1999. Tim suggested that the bylaws need to be updated. Suggestions? Ideas? **6:17 pm**

Tim suggested that we review our bylaws and consider updating them to current times. The board will review them and discuss changes. Tim provided a sample copy of Indigo Springs bylaws for a reference.

V. New Business

A. Kirkpatrick updates from Tim, Your HOA **6:25 p.m.**

Tim is working with Cat at KMC to close out their relationship. This could take up to 60 days after 12/31/2017 (close of KMC relationship)

B. New Bank Account Status **6:35 p.m.**

Tim delivered the signatory documents for the bank account. Signers on the account include Sandra Giliberto and Scott Poland

C. Concerns made by Holly and Michael McGuire regarding the sewer addition made on Bixler and Eva Lane. Michael said that the sewer lines in our community were built specifically for our community. **6:40 p.m.**

Tim said that this should not be a concern as the entire cities sewer line connects. Both connections connect to Meridian. Our plat does not indicate that line should be locked off to other connections. If the homeowners feel that there are additional concerns they will need to contact the city to get their questions answered.

D. Minutes from previous board provided to us from Gary Allen Through Michelle Lee at Kirkpatrick MC.- **6:45p.m.**

- i. Concern regarding special meeting made without community vote.

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Discussion was made on whether or not action should be made on special meeting. The cost to act can cost the community additional debt.

E. ACC –Previous board began making changes to the ACC (attached) 6:50 p.m.

It does need to be updated and to include pictures (Sample)

Tim provided a generic ACC form. The board will review the ACC form to update.

F. We should start including the community in attending the board meetings. 6:55 p.m.

- i. Suggestion: Consistent meeting date/ time needs to be set, preferably starting in January and quarterly thereafter with the annual meeting being in April

Quarterly meetings will begin starting with the April meeting (April, July, October and January)

- ii Suggestions on where to start having meetings.

Taylor to locate a meeting place to accommodate the board and community.

G. Steps to get homeowners to participate in Committees

H. Spring Community Gathering Ideas

We need to think of places for a community gathering/social event. A time near Easter was a suggestions.

I. Spring/Fall community yard sales for 2018 Spring: May 17-20; Fall: September 27-30

VI. Next Board Meeting: January 17 at 6:00 p.m. Place TBD

VII. Board Meeting Adjournment

7:00 p.m.

Sandra Giliberto motioned to adjourn meeting; Scott Poland seconded.