



Dr. Shibu Samuel, President  
Mr. Jaime Ayala, Vice President  
Mr. Vincent Dsouza, Secretary  
Mr. Jacob Chacko, Treasurer  
Mr. Bryan Lundell, Director

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## HOMEOWNERS ASSOCIATION ANNUAL MEETING - 2024

Saturday, April 20, 2024 @ 10:00 AM

Dear Homeowners,

You are invited to join our 2024 Annual Homeowners Association Meeting scheduled for Saturday, April 20th @ 10:00 AM at the **South Garland Library**. We have reserved a meeting room in the library as we are hosting the meeting in-person this year. If you have any questions or concerns, you can email [myersmeadow@yahoo.com](mailto:myersmeadow@yahoo.com) or call [469-844-8280](tel:469-844-8280).

Please check the website [www.myersmeadow.org](http://www.myersmeadow.org) for further updates under the Notice tab. The username and password provided below are confidential and should be used by homeowners only. They can be used to access documents, notices, reports, and the calendar.

**Username: client**

**Password: admin**

### MEETING AGENDA

1. Call to Order
2. Business Session
3. Board of Directors Report
4. Financial Summary
5. HOA Violations & Approval Forms
6. Parking Commercial Vehicles in the Neighborhood
7. Regulations Over Limewashing Bricks & Painting Fences
8. Concerns Over Littering and Dog Walking
9. Volunteers for Trash Pick-up Day
10. Committee for Neighborhood Block Party
11. New Electrical Outlets at Community Entrances
12. Homeowners Approval for Maintenance Funds
13. Open Forum/Homeowner Concerns
14. Adjournment

Sincerely,

Myers Meadow Community Improvement Association, Inc.

Board of Directors





Dr. Shibu Samuel, President  
Mr. Jaime Ayala, Vice President  
Mr. Vincent Dsouza, Secretary  
Mr. Jacob Chacko, Treasurer  
Mr. Bryan Lundell, Director

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## **Myers Meadow Community Improvement Association, Inc.**

ANNUAL HOMEOWNERS VIRTUAL ZOOM MEETING - 2023

### **MEETING MINUTES**

Saturday, July 29, 2023 @ 6:00 PM

The Myers Meadow Community Improvement Association, Inc. held their annual homeowner's association Zoom meeting on Saturday, July 29, 2023, at 6:00 PM.

Several *Calls to Order* were attempted by the board president, Dr. Shibu Samuel, but the quorum was not met at 60% (44 of 73 homeowners) or 30% (22 of 73 homeowners) until 6:10 PM. At 6:15 PM, the 15% level for quorum was exceeded. The president requested permission to start early, and it was granted by the homeowners.

Prior to the meeting, the committee sent a letter and email to all the homeowners including the invitation letter, meeting agenda, and financial statement.

#### **Board of Director's Report:**

The secretary, Vincent Dsouza, read the 2022 meeting minutes. The association decided to continue with self-management which brought down the annual assessment to \$380. The goal was to increase the association's savings for the betterment of the community and incur any sudden expenses in the future. The annual maintenance amount of \$8000 was approved. The report was accepted by Mr. Mathew John and Mr. Richard D'Souza.

#### **Financial Report:**

The 2022 Financial Summary was prepared by a certified public accountant. The profit and loss account and balance sheet statements were read by the treasurer, Jacob Chacko. Several questions were asked during the meeting and were promptly answered by the board. The treasurer's reports were approved by Mr. David Krauss and Mr. Bryan Lundell.





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**Unfinished Business:**

- Seasonal Lighting on Both Entrances (Rowlett and Bobtown)
- Installation of Cameras on Both Entrances

**Finished Business:**

- The compound wall and the community sprinklers have been repaired.
- The community website has been helping the homeowners to request documents and download important forms.
- Trees and bushes have been trimmed around the community whenever it was required.

Lastly, on behalf of all the Board of Directors, I would like to thank you all for paying your homeowners assessment on time and helping us to run this association smoothly. With this, I am submitting my report for approval from the floor.

Yours sincerely,  
Vincent Dsouza  
Secretary of Myers Meadow Homeowners Association, Inc.



# BILAS UPADHYAY, CPA

CERTIFIED PUBLIC ACCOUNTANT

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SUNNYVALE, TX 75182

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BOARD CERTIFIED BY TEXAS  
STATE BOARD OF  
ACCOUNTANCY

Date: March 15, 2024

MYERS MEADOW COMMUNITY IMPROVEMENT ASSOCIATION INC

Dear Association Members

Included are the financial statements for Myers Meadow Community Improvement Association Inc. which comprises the Statement of Profit and Loss and Statement of Assets and Liabilities. The management has provided the statement and we have prepared to presentable format. We did not conduct audit, review or compilation of the statements.

In comparison to prior year's revenue and expense the association had similar revenue, but higher expenses due to Wall Maintenance and overall negative net gain. However, the net fund asset had decreased to \$143,595. There were two major improvements were made the properties and most of the expenses were consistent with prior years expenses.

Thank you.

Sincerely,



Bilas Upadhyay, CPA

MYERS MEADOW COMMUNITY IMPROVEMENT ASSOCIATION INC  
Profit and Loss Statement  
Year Ending December 31, 2023

	<u>YEAR</u> 2023	<u>YEAR</u> 2022
<b>Ordinary Income/Expenses</b>		
<b>Income</b>		
<b>Assesment</b>	27740.00	27,740.00
<b>Penalty and fines</b>	995.00	305.00
<b>Resale Certificate Fee</b>	1000.00	
<b>Total Income</b>	<b>29,735.00</b>	<b>28,045.00</b>
<b>Total COGS</b>	-	-
<b>Total Gross Income</b>	<b>29,735.00</b>	<b>28,045.00</b>
<b>Expenses</b>		
<b>Amortization</b>	-	-
<b>Advertisement</b>	-	-
<b>Bank Charge</b>	103.50	5.00
<b>Cleaning Supplies</b>	-	-
<b>Credit Card Fees</b>	-	-
<b>Transfer fee</b>	-	-
<b>Business Loan Interest</b>	-	-
<b>Depreciation</b>	-	-
<b>Comission</b>	-	-
<b>Entertainment</b>	-	-
<b>Interest</b>	-	-
<b>Insurance</b>	678.00	678.00
<b>Licences &amp; Permits</b>	-	-
<b>Computer Network Fees</b>	250.00	257.50
<b>Maintenances</b>	19500.00	2,380.00
<b>Miscellaneous Expense</b>	-	-
<b>Network fee</b>	-	-
<b>Office Supply/Stationery</b>	265.34	-
<b>Meeting Refreshment</b>	-	115.49
<b>Payroll Expenses-W-2</b>	-	-
<b>Tax</b>	9.92	15.24
<b>Post Box</b>	194.00	242.00
<b>Lawn Care</b>	10200.00	10,350.00
<b>Operating Material</b>	217.00	278.79
<b>Fence/springler Repair</b>	300.00	2,250.00

Website	36.16	31.06
Legal & Professional	500.00	500.00
Electricity	-	-
New plants	500.00	-
Utilities	2361.45	1,597.79
	<u>          </u>	<u>          </u>
<b>Expenses</b>	<b>35115.37</b>	<b>18,700.87</b>
<b>Net Ordinary Income</b>	<b>(5380.37)</b>	<b>9,344.13</b>
<b>Other Income</b>		
Interest	8.65	8.95
ATM	-	-
Bill Payment	-	-
Money Order	-	-
Resell Fee	-	500.00
	-	-
<b>Total Other Income</b>	<b>8.65</b>	<b>508.95</b>
<b>Net Income</b>	<b><u><u>\$(5,371.72)</u></u></b>	<b><u><u>\$ 9,853.08</u></u></b>

MYERS MEADOW COMMUNITY  
 IMPROVEMENT ASSOCIATION INC  
 Statement of Asset and Liabilities Year Ending  
 December 31, 2023

Assets

<b>Current Assets</b>	<b>Year 2022</b>	<b>Addition</b>	<b>Substraction</b>	<b>Net Change</b>	<b>Year 2023</b>
Bank - Operating	48,935.84	29735	35115.37	-5380.37	<b>43,555.47</b>
Bank -Saving	100,030.96	8.65	0.00	8.65	<b>100,039.61</b>
		-			
Total Current Assets	<b>148,966.80</b>				<b>\$ 143,595.08</b>
<b>Total Assets</b>					
Liabilities and Equity					
Retained Earnings					148,966.80
Net Income					-5,371.72
<b>Total Liabilities and &amp; Equity</b>					<b>\$ 143,595.08</b>