

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

STATE OF TEXAS COUNTY OF HARRIS

A regular meeting of the Board of Directors of the Memorial Northwest Homeowners Association, was held on May 5, 2015 at the Memorial Northwest Community Center located at 17440 Theiss Mail Route Road, Spring, Texas 77379. Board Members in attendance were as follows:

Roy May	Linda Sandhop
Phil Blagg	Eileen Koscho
Brad Roe	Bryan Thomas
Janet Hoffman	Greg Schindler
Tim McWilliams	Sandy Remson

Directors who were not present are as follows:

Connie Shinaver

Also in attendance was Mrs. Eleanor Naremore, Ofc. Ivy of the Harris County Sheriff's Dept., Mrs. Ann Kidney, Community Center Manager and Ms. Stella Walleck of Consolidated Management Services.

Mr. May called the meeting to order and proceeded with recognizing Ofc. Ivy who presented the security report for the Association.

Mr. May next recognized Mrs. Carolyn Thompson who is the crossing guard whose fast actions prevented injuries to the the children leaving Theiss Elementary at the time of the accident on Theiss Mail Route Road. Mr. May presented her with a gift certificate in appreciation for her efforts.

The meeting next moved to homeowner input.

Mrs. Sandra Brassard addressed the meeting concerning the assignment of courts for the tennis league. She went on to explain that three courts were needed to keep the league play from going on so long.

Mr. Ryan Pyle, President of the swim team, addressed the board with concerns about gate access for the swim meets.

The meeting then entered into a lengthy discussion regarding the traffic issues around the school during the afternoon dismissal with the homeowners looking to the Association to resolve the issue.

Mr. Thurber addressed the Board with additional concerns about the enforcement of deed restrictions noting that a neighbor had received a letter concerning cleaning the gutters.

Once again, several homeowners requested the Board address the issue of the tennis courts and league play noting that there had been a incident where a homeowner had demanded they relinquish a court.

Mr. May next called for a motion to approve the minutes of the previous meeting. Mr. Schindler noted a change to the minutes requesting that the social events be broken out in the minutes. There being no additional changes, Mr. Roe made the motion to approve the minutes as amended. The motion was seconded by Mrs. Remson and carried.

Mr. May next noted that the agenda reflected nominations and it should have reflected appointments. He went on to advise that he would like to appoint Mr. Lawrence McKinney to fill the unexpired term vacated by Mr. Burton and made a motion to that effect. The motion was seconded by Mr. Schindler and carried.

Mr. May then made a motion to appoint Mr. Ryan Pyle to fill the unexpired term of Mr. Oran Woody. The motion was seconded by Mr. Schindler and carried.

The meeting then moved to committee reports.

Mr. May reported that he had requested Mr. Schindler serve as the acting ACC Chairperson until a new vice president could be appointed.

Mr. Schindler reported that there had been five applications during the month with four approved and one denied.

Mr. Roe then distributed the check register reflecting the checks to be paid at the meeting. He briefly covered the checks and then made a motion to approve the checks as presented. The motion was seconded by Mr. Blagg and carried.

Mr. Schindler, representing the committee to find a new management company, distributed a list of subdivisions in Harris County that exceeded 1500 homes and also a list of the management companies that managed

those subdivisions. He went on to question whether the Board would want to be involved in the selection process or whether they wanted a recommendation from the committee. The Board agreed that they should make a recommendation to the Board.

Mrs. Kidney then reported to the Board on the problems with the access system and the scanning. She went on to note that the manufacturer had recommended a change on the systems reader but this would recognize any similar print and not necessarily the party who wished to gain access. After a brief discussion, Mrs. Kidney's recommendation was not to make the change and the Board agreed.

Discussion next went to the access cards with Mrs. Kidney explaining how it was originally set up and how it was being done at this time. After a brief discussion, the Board agreed to go back to the original policy.

Mrs. Kidney then noted that there was an additional problem with the back up batteries after a severe storm. Mr. Shindler noted that he was looking into this issue.

Mrs. Kidney next reported on the problem with leaving the gate open at the pool and advised that the simple solution was to have someone watch the gate.

She then advised that there was a problem with the number of swimmers on the swim team who were not residents of Memorial Northwest. She advised that the previous number had limited outside members to 20%. After a brief discussion, the Board requested she update this information at the next meeting.

Mrs. Kidney next reported that the problem with the electrical in the back had been corrected and she went on to advise that the Board needed to approve \$1,000.00 for the Memorial Day function at the pool. The motion to appropriate up to \$1,000.00 was issued by Mr. Roe, seconded by Mrs. Remson and carried.

Mrs. Kidney went on to question the Board on when to deactivate the scans on those homeowners who had not paid their fees and was advised by the Board to do this immediately.

Mrs. Kidney's final business involved the problem with five pool lights that were not operating properly. She went on to note that a bid to replace the lights would be \$2,000.00 and that Pack had offered to replace the lights for a reduction in their monthly fee from \$30.00 to \$25.00.

After further discussion, Mrs. Koscho made a motion to reduce the fees for this year only. The motion was seconded by Mr. Blagg and carried.

The meeting then moved to old business.

Mrs. Remson reported on the status of the request to have “Adult Swim at your own Risk” noting that the state would not allow this because of the deep end.

Under new business, Mr. May raised the issue of the “roofing signs” in the yard. Ms. Walleck advised that she had addressed this issue with a number of roofing companies that were in the subdivision while she was doing a drive through and had amended the approval letters to have a bold sentence advising homeowners that they were not permitted.

Mr. May expressed concern with the lawn and leaf bags that were placed at the curb by the landscape companies.

Ms. Walleck advised to call in any infractions of signs or bags to be addressed through the restrictions.

Discussion then returned to the problem with league play and the tennis courts. Mr. Schindler noted that current policy allows Mrs. Kidney to assign courts at her discretion. The Board agreed. Mrs. Kidney is to revise the tennis court sign in sheet to so reflect.

Mr. Schindler also noted that the web site information on tennis was not the same as the policy and procedures and recommended the site be updated to bring it in compliance.

There being no further business, the meeting adjourned.