

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

August 2, 2005

STATE OF TEXAS

COUNTY OF HARRIS

A regular meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on August 2, 2005, at the Memorial Northwest Swim & Racquet Club at 17440 Theiss Mail Route Road in Spring, Harris County, Texas, at the hour of 7:00 p.m. Board Members in attendance were as follows:

Gene Birdwell	Bryan Thomas
Bill Burton	Tim Lahey
Ennis Chafin	Doug Raska
Vince Glocksein	Richard Wales
Janet Hoffman	Dan Katz
Van Cramer	Salome Woody
Connie Shinaver	Mitch Garcia
Craig Chaszar	

Directors not in attendance is as follows:

Nickie English	Bonnie Hall
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Also in attendance was Stella Walleck of Consolidated Management Services, Mr. Michael T. Gainer, Association Legal Counsel, Mrs. Eleanor Naremore, Committee Chairperson and various homeowners.

Mr. Birdwell called the meeting to order and recognized Mr. Bill Burton who presented the security report for the Association. He went on to advise that the Sheriff's had been contacted about attending a meeting on bicycle safety and had agreed to do so.

He questioned the Officer Flores about calls to other foster homes and was advised that there had not been that many. Officer Flores also noted that the home on Trace Forest had been closed down and at least some of the teenagers there were at the Silver Shadows address but there had been no calls to that address.

Mr. Birdwell next called for a motion to approve the minutes of the previous meeting of the Board. The motion was issued by Mr. Burton, seconded by Mr. Cramer and carried.

There being no homeowner input, Mr. Birdwell moved to the Committee Reports advising that Mr. Glocksein would be late. In his absence, Mr. Birdwell read a letter from

Brookway advising that they were proposing a 1 ½ percent increase in their fees due to the increase in the price of gasoline.

After a brief discussion, Mr. Cramer made a motion to approve the increase with Mr. Burton issuing the second. The motion carried.

Mr. Chafin next advised that he had received two application in July which were approved and complaints that were still in process.

Mr. Cramer then reported that the Association's collections were tracking on target with prior years at approximately 95%. He went on to add that the management company was going to issue an additional billing to help with the collections before matters were turned over to the attorney.

Mr. Cramer went on to advise that most of the expenses were tracking as budgeted with a few areas being slightly over budget.

He then presented the checks in payment of the Association's accounts.

After a brief discussion regarding the electrical provider, Mr. Burton issued the motion to look at other electricity providers. The motion was seconded by Mrs. Hoffman and carried.

Mr. Chaszar next made the motion to approve the checks for payment. The motion was seconded by Mr. Burton and carried.

Mrs. Naremore explained that when the Association was clearing the property behind the tennis courts, that ATR had allow them access to that area through their property. In order to access the property, the fence had to be removed and needed to be replaced. She went on to explain that ATR would grant the Association continued access and suggested that the Association should install a hundred foot of fencing along with a double gate. She presented bids from fencing companies for the proposed fence recommending that the Association approve the bid from Griffin Fence. She also noted that there were some tree limbs that would need to be pruned prior to the installation of the fence and presented the bids for the pruning.

Mr. Burton motioned to approve the fence and the pruning of the trees. The motion was seconded by Mr. Chafin and carried.

Mr. Birdwell then recognized Mrs. Peggy Shockly who presented a proposal to the Board to allow different classes of tennis memberships and pool memberships. There was then a lengthy discussion regarding the memberships with the Board, via motion made by Mr. Burton and seconded by Mr. Cramer, tabled the discussion until a later meeting. Mr. Cramer agreed to further research the issue.

Mr. Birdwell next advised that the fitness area needed to purchase six additional rubber mats for the exercise area at a cost of \$454.65. The motion to approve the purchase was issued by Mr. Chaszar, seconded by Mr. Katz and carried.

Mr. Birdwell then reported that the lighting on the walking trail was in bad shape and needed repairs. The area required seven new lights, five new fixtures, two new ballast and timers at a cost of \$1,448.00. The motion to proceed with the repairs was issued by Mr. Chaszar, seconded by Mr. Burton and carried.

Mr. Birdwell next advised that the September Meeting was the meeting where the Board would make nominations for the Annual elections. He went on to advise that he had appointed Mr. Bryan Thomas, Mr. Mitch Garcia, Mrs. Bonnie Hall, Mrs. Sheila Hammond and Mrs. Eleanore Naremore as the nominating committee in accordance with the Association's bylaws. He then requested a motion to approve the nominating committee. Mr. Katz issued the motion to approve the committee with Mr. Cramer issuing the second. The motion carried.

Mr. Burton suggested that Mrs. Raska's Scout Troop be invited to lead the pledge of allegiance.

There was then a brief discussion in regard to having one meeting in September or holding two meetings. After the discussion, Mr. Burton motioned to combine the meetings and schedule them for September 13, 2005. The motion was seconded by Mr. Raska and carried.

The Board also agreed to schedule the regular Board Meeting for October 4th with the General Meeting being scheduled for October 25th. The motion was issued by Mr. Chaszar, seconded by Mr. Burton and carried.

Mrs. Woody then questioned the status of the fences along Louetta. Ms. Walleck advised that the really bad fences had been replaced but one was being turned over to the attorney for action.

There being no further business for the General Meeting, the meeting adjourned to Executive Session.

