

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Amended Minutes of the Regular Meeting of the Board of Directors

November 1, 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 November 1, 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:

Craig Chaszar
Vince Glocksein
Bill Burton
Ennis Chafin
Janet Hoffman
Van Cramer
Connie Shinaver

Dan Katz
Tim Lahey
Sheila Hammond
Doug Raska
Salome Woody
Bonnie Hall

Directors not in attendance is as follows:

Mitch Garcia
Richard Wales

Bryan Thomas

Also in attendance was Stella Walleck of Consolidated Management Services, Mrs. Eleanor Naremore, Committee Chairperson.

Mr. Chaszar called the meeting to order and proceeded with the approval of the Agenda. The motion was issued by Mr. Glocksein, seconded by Mr. Burton and carried.

Mr. Chaszar then recognized Mr. Bill Burton who presented the security report for the Association. Mr. Burton went on to advise the the contracts for the Sheriff's would be increasing by 2.4% for the 2006 year and requested the Board approve the increase. The motion to approve the increase was issued by Mr. Raska, seconded by Mr. Katz and carried.

Mr. Burton next advised that one of the Officers had lost his mother and was currently not on the work schedule. There was a breif discussion regarding sending flowers with Mr. Cramer making a motion to send flowers or a basket. The motion was seconded by Mr. Raska and carried.

Mr. Chaszar then called for a motion to approve the minutes of the previous meeting of the Board of Directors. After reviewing the minutes, Mr. Burton motioned to approve the minutes with Mr. Cramer issuing the second. The motion carried.

The meeting then moved to homeowner input.

Mr. Glen Pankonien who resides at 18323 Trace Forest read a letter to the Board that had been sent to Klein ISD regarding the safety concerns surrounding Doerre. He presented the letter to the Board to let them know what was happening in the area behind Doerre. Mr. Chaszar advise that the Board would secure additional information and take the issue under advisement.

Mrs. O'Conner next presented a history of the traffic problem on Trace Forest and requested that the Board issue a letter supporting the installation of a gate on Red Holley.

The meeting then moved to Committee Reports.

Mr. Glocksein advised that there had been a slight increase in the trash bill that was a normal incese that was a part of the original contract and he went on to advise that he would get with Mrs. Hoffman about putting an article in the newsletter.

Mr. Glocksein next reported that he had spoken with Northwest Pest Control and they were anticipating implementing a program whereby a homeowner can contact them and give them permission to back into their driveway and have the back yard sprayed for mosquitos.

Mrs. Woody and Mr. Raska both advised that they were not receiving the door hangers.

Mr. Chafin reported that he had received seven requests for Architectural Control Approval which had been approved and three complaints which had been handled.

Mr. Cramer next presented the Treasurer's Report advising the collections were slightly higher that last year with the expenses tracking to the budget in most areas. He went on to advise that he expected the reserve to be slightly higher than first reported.

Mr. Cramer went on to cover the checks issued in payment of the Association's accounts. After reviewing the check register, Mr. Burton issued the motion to approve the checks as presented with Mr. Glocksein issuing the second. The motion carried.

Mrs. Naremore reported that the flowers will be changed and they will be sprucing up the esplanades. She went on to advise that the concrete had been added to the tennis court area making it easier to access the first court.

The meeting then moved to the Area Director Reports.

Mr. Raska advised that he had received two calls complaining about a homeowner who was rebuilding a car in the driveway.

Mrs. Hammonds reported that she had received three complaints about a social function and also about a business operating from the home.

There was then a discussion regarding community homes and what would constitute a group home.

The meeting next moved to old business.

Mr. Chaszar read a request from Mrs. Peggy Shockley requesting the Board purchase new tennis court nets, windscreens, replacement fans and light fixtures new numbers for the courts, and new score cards at an approximate cost of \$5,000.00.

She also requested the Board approve the purchase of a 12 X 30 storage shed made of vinyl coated steel at an approximate cost of \$3,000.00. There was a brief discussion of where the shed would be placed with the Board agreeing that it needed to be in a safe and secure location.

Mr. Chaszar next advised that he wanted to publish the approved minutes of the meetings on the web site to aid in keeping the homeowner's informed. There was a brief discussion regarding using the web site for the club as the official web side with a link set up from the CMS web site to this web site. Mr. Chaszar also noted that he would like to see the financials on the web site.

Mr. Glocksein then advised that the insurance company needed to be advised of the lot on Theiss Mail Route that the Association had adopted.

There being no further business, Mr. Cramer issued the motion to adjourn the meeting with Mr. Burton issuing the second. The motion carried.