

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of the Regular Meeting of the Board of Directors

December 6, 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 December 6, 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

Bryan Thomas
Tim Lahey
Sheila Hammond
Mitch Garcia
Salome Woody
Bonnie Hall

Directors not in attendance is as follows:

Doug Raska
Richard Wales

Dan Katz

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

Mr. Glocksein called the meeting to order and recognized Mr. Bill Burton who advised that the contracts for the security had been received and were ready for execution. He also noted that the Association had received a "Thank You" note from Officer Dean for the basket that was sent after his mothers funeral.

Mr. Burton went on to advise that vandalism continued to be a problem with the Christmas Decorations and noted that the Sheriffs would be patrolling in unmarked vehicles to try and apprehend the vandals.

Officer Flores presented the security report for the Association highlighting the various problems that had been noted.

Mr. Chaszar next called for a motion to approve the minutes of the previous meeting of the Board. After noting several corrections, Mr. Burton motioned to approve the minutes as amended. The motion was seconded by Mr. Glocksein and carried.

The meeting then moved to Homeowner Input.

Mr. Donald Brown addressed the Board with concerns about the traffic at the intersection of Knurled Oak and Champion Forest Drive noting that all of the school buses used this intersection to exit the school. After a brief discussion, Mr. Brown suggested the Board issue a letter to Precinct 4 Maintenance requesting this intersection be made into a four-way stop.

Mrs. Robin Lent presented a drawing on the work she proposed for her front yard. Mr. Chaszar suggested this be tabled until Executive Session.

Mr. Lee Cooley introduced himself and advised that he would like to volunteer to be the Area 3 Director.

Mr. Ennis Chafin then introduced Mr. Randy Watts who also wished to volunteer as the Area 7 Director. Mr. Chaszar noted that Mrs. Alice Thurber was also interested in the Area 7 position and allowed her to introduce herself as well.

Mr. Glocksein briefly explained how vacant positions on the Board were filled and Mr. Chaszar also noted that volunteers were needed for various committees.

Mr. Glocksein next advised that the mosquito spraying had ended for the year and noted that they would be rebidding the contracts for next year.

Mr. Chafin reported that there had been eight applications for Architectural Control Approval during the month with seven being approved and one denied. He also noted that he had received two complaints which had been handled. Mr. Chafin went on to advise that as of the last drive through, the subdivision was looking real good and that there had been approximately 27 properties sold.

Mr. Cramer next distributed the check register reflecting the checks that were being presented for approval. He went on to advise that the Association was 95% collected for the year and that the spending plan was on target for the Maintenance Fund Budget.

Mr. Cramer went on to advise that the maintenance fee of \$196.00 had been in place for ten years and that in the future, there was a possibility of this fee having to increase. He then covered the checks that were issued. Mr. Burton issued a motion to approve the checks as presented with Mr. Chafin issuing the second. The motion carried.

Mrs. Naremore advised that she had no report and the meeting moved to the Area Director reports.

Mrs. Shinaver reported that she had spoken with the Fitness Director and discovered a problem with the fitness equipment being stolen and vandalized during the late hours. She went on to suggest that the Board consider other security measures and shorten the availability on Fridays and Saturdays. There was a brief discussion of the problem with the Board agreeing to look into security cameras.

Mr. Garcia noted that his area was one of the areas having a problem with vandals and he had spoken with the Sheriffs.

Mr. Lahey reported that someone had dumped a refrigerator in the dry gully and questioned who was responsible for getting it removed. He was advised that this would be the Harris County Flood Control's responsibility.

Mr. Lahey also advised that he had received a number of complaints about solicitors and questioned what could be done. There was a brief discussion regarding solicitors with Ofc. Flores advising that they attempted to make it uncomfortable for them to operate in the subdivision but it would only be a problem if they refused to leave the property.

There being no old business to cover, the meeting moved to new business.

Mr. Cramer noted that the next scheduled meeting was January 3rd and questioned if the Board wanted to move this back a week. Mr. Burton motioned to move the meeting to January 10th. The motion was seconded by Mrs. Shinaver and carried.

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

