

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

## **Minutes of a Regular Meeting of the Board of Directors**

**April 4, 2006**

### **STATE OF TEXAS**

### **COUNTY OF HARRIS**

A general meeting of the Memorial Northwest Homeowners Association, Inc., was held on April 4, 2006, at the Memorial Northwest Swim & Racquet Club on 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  
Jerry Zelonish  
Van Cramer  
Connie Shinaver

Salome Woody  
Doug Raska  
Bryan Thomas  
Sheila Hammond  
Bonnie Hall

Directors not in attendance is as follows:

Janet Hoffman  
Mitch Garcia

Lee Cooley  
Dan Katz

Also in attendance was Stella Walleck of Consolidated Management Services, Officer Flores of the Harris County Sheriff's Department, Mrs. Eleanor Naremore and Mrs. Alice Thurber, Committee Chairpersons and homeowners per the attached listing.

Mr. Chaszar called the meeting to order and called for a motion to approve the agenda. The motion was issued by Mr. Cramer, seconded by Mr. Glocksein and carried.

Mr. Chaszar then recognized Mr. Bill Burton who turned the floor over to Officer Flores to present the security report for the association. Officer Flores clarified some items on the security report and reported on the bus accident.

Mr. Chaszar next called for a motion to approve the minutes of the previous meeting of the Board. Mr. Burton noted one correction to the minutes on the spelling of Mr. Cramer's name. Mr. Glocksein then motioned to approve the minutes as amended with Mr. Burton issuing the second. The motion carried.

Mr. Chaszar then opened the floor for the homeowner input.

Mrs. Ann Stachyra questioned the board on the financial status of the Association and how they anticipated financing the rebuilding of the club facility. She also questioned if the board was going to present this to the membership for a vote prior to starting the work.

Mr. Cramer advised how the Association had arrived at the \$175.00 figure and explained the current cost structure. The \$175.00 increased assessment was designed to cover the most likely medium cost scenarios for the community center improvements including the financial/loan costs. However, if the subdivision opts for a more extensive rebuild of high cost items, additional dues or an extended time frame to complete the improvements will be required. He agreed to speak with Mrs. Stachyra further to discuss her concerns.

Mr. Glocksein reported that the Association was working on the pool lighting and that he had spoken with D & S about extending the pool hours for the season.

Mr. Zelonish advised that Mr. William Schmults had agreed to serve as a member of the Architectural Control Committee. He then introduced Mr. Schmults who advised the Board of his qualifications to serve on this committee. Mr. Burton then made a motion to appoint Mr. Schmults to the ACC Committee. The motion was seconded by Mr. Cramer and carried.

Mr. Cramer next advised the homeowners present that the Association had collected approximately 84% of the assessments for the year (slightly ahead of last year for the same stage) and that the subdivision was on track for their expenses. He next distributed the check register for the Association and briefly covered the checks in payment of the Association's accounts. After reviewing the checks, Mr. Raska made the motion to approve the checks for payment with Mr. Burton issuing the second. The motion carried.

The meeting then moved to committee reports.

Mrs. Naremore informed the Board that the Long Term Planning Committee had requested a subdivision map with the various areas. She went on to advise that she could copy the plat but that color coding the areas would take a great deal of time and requested the Board's thoughts on this matter.

After a brief discussion, the Board agreed to discuss in the Executive Session.

Mr. Chaszar thanked Mrs. Naremore for her work on the signs for the Easter Egg Hunt and advised that they had about one hundred to one hundred and fifty children participate.

Mrs. Alice Thurber reported that the Long Term Planning Committee had received the bids for the building evaluation but she had not had time to review them and would submit them via e-mail once she had done her evaluation.

Mr. Cramer then reported on the Community Center Management Committee meeting noting that the minutes had been previously distributed to the Board (written report attached). He advised those present that the committee was made up of homeowner's and board members and explained how the committee functioned. He went on to report on the work that had been done in the fitness area and the issues that were being considered for the pool.

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