

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

May 6, 2008

STATE OF TEXAS

COUNTY OF HARRIS

The Regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on May 6, 2008 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
Will Schmults
Janet Hoffman
Van Cramer

Connie Shinaver
Ryan Pyle
Tom McCloud
Debbie Redding
Sheila Hammons

Directors not in attendance is as follows:

Dan Katz

Doug Raska

Bryan Thomas

Also in attendance was Stella Walleck of Consolidated Management Services, Mrs. Eleanor Naremore and Ofc. Chris Ecke of Harris County Sheriff's Department.

Mr. Chaszar called the meeting to order and proceeded with the approval of the agenda. There being no changes to the agenda, the agenda was accepted as presented.

Mr. Chaszar then recognized Mr. Burton who turned the meeting over to Ofc. Ecke for the security report. Ofc. Ecke reported that the month was very quiet with no car burglaries or no vandalism. He went on to advise that there was an incident where there was an attempt to force a woman into a vehicle. He also noted that there were a number of reports of purse snatching at local Sam's and Walmarts and even though they were not in the area, everyone needed to be aware of their surroundings.

Ofc. Ecke went on to advise that the intersection of Stuebner Airline and Louetta was the intersection with the highest number of accidents. The majority occurring between the hours of 4:00 p.m. and 6:00 p.m.

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

The meeting then moved to homeowner input.

Mr. Hughes questioned the Board on the current status of the community home on his block and was advised that the Association's attorney had spoken with both the owner in California and the lessor to make sure they would be out by the end of May.

Mrs. Barbara Williams questioned the Board on the construction to the water treatment plant that was located behind her house in Section 1. She requested that they install a twelve foot fence around the facility. Mrs. Williams was advised to contact MUD 24.

Mrs. Alice Thurber next addressed the Board about the continued service of Mr. Will Schmults since he had a felony conviction on his record.

Mrs. Thurber was advised that all of the current attorney's involved with the Association agreed that the wording of the bylaws made reference to convictions that occurred while an individual was serving on the board, furthermore the specifics were that a conviction had occurred ten years ago and was a result of youthful indiscretion. There was then an unfortunate discussion with additional and unfounded accusations being levied.

Mrs. Robin Smith next addressed the Board with concerns about the bylaw amendment allowing the Board to pass motions via e-mail votes. Her concern centered around properly documenting the motion. Ms. Walleck advised that all such votes would include her office e-mail and would be printed and made part of the corporate records.

Mrs. Smith next criticized the management company because the minutes on the Association's web site were not current. She went on to imply that this was a dereliction of duty by the management company. Ms. Walleck advised that the web site is a courtesy provided by the Association and that the official records of the corporation were maintained at her office and available for inspection during normal business hours.

Mrs. Gretchen O'Donnell next presented the Board with a written statement regarding the yaupons that were scheduled for removal. She spoke at length about the benefits of keeping the yaupons.

Mrs. Precup addressed the Board to advise that she had presented a letter to the management company in support of the Garden Clubs efforts to have Memorial Northwest declared a bird sanctuary and requested that the Board consider supporting this effort.

Mr. Brian Wilkinson addressed the Board on behalf of the "Friends of Memorial Northwest" noting that they wanted to create an identity of cohesiveness for the subdivision. Mr. Wilkinson also noted that additional volunteers were needed as well as projects for them to work on.

Mrs. Selena Dixon addressed the Board about serving as the Area Director for Area 3. Mr. Chaszar briefly advised Mrs. Dixon of the Area Director responsibilities and since she was still interested, called for the motion to appoint Mrs. Dixon to the Board. The motion was issued by Mr. Schmults, seconded by Mr. Pyle and carried unanimously.

The meeting then moved to Committee Reports.

Mr. Glocksein reported that he was expecting an increase in the trash contract whenever the escalation clause was reviewed. He also noted that due to the increase in the price of fuel, he expected to be contacted by Brookway to incorporate an increase in their contract.

Ms. Walleck questioned Mr. Glocksein on whether he had returned the pest control contract. He advised he thought that Ms. Walleck had the form. It was agreed that Ms. Walleck would contact Northwest Pest and have them resend the contract. She would execute and return immediately. The Board agreed.

Mr. Cramer then presented the financial reports for the Association noting that the collections were currently around 90% which was about $\frac{3}{4}$ of a percent higher than this time last year. He also noted that the expenditures were running about \$40,000.00 below budget.

Mr. Cramer next distributed the check register for the Board's review and noted that checks that were for repairs or unusual expenses. After reviewing the checks, Mr. Burton made a motion to approve the checks for payment. The motion was seconded by Mr. Glocksein and carried.

Mr. Cramer then reported on behalf of the CCMC Committee advising that the Fitness Center Committee would be meeting next Saturday to clarify the new policy on the fitness center.

Mr. Chaszar noted that Mr. Schmults would chair the committee with Connie Shinaver, Debbie Redding, Conne Abson, Dan Culbert, Debbie or Dan Brown and Nick Matson serving on the committee. The motion to approve the committee appointments was issued by Mr. Burton, seconded by Mr. Cramer and carried.

Mr. Cramer then proceeded with the committee report for the CCMC noting that the "Splash into Summer" event was planned for the Saturday of the Memorial Day Weekend and that volunteers were needed to help with the event.

He went on to advise that the committee had considered a "swim at your own risk" for adults and felt that it was in the best interest not to allow this to take place. Mr. Cramer then advised that there is a great deal of concern over the cracks in the pool and the committee is getting bids for the repairs as well as structural changes to the pool.

He went on to report that the committee was getting bids on another treadmill to replace the one that was broken and then requested the Board approve up to \$1,500 to replace the sofa, loveseat and table in the foyer. Mrs Hoffinan issued the motion to appropriate up to \$1,500 for the purchase of new furniture in the foyer. The motion was seconded by Mr. Pyle and carried.

The meeting then moved to area director reports

Mrs. Hammons advised that she had received phone call on the bylaw amendments.

Mrs. Redding reported that she had received calls regarding the issue with the traffic in and out of Doerre noting that KISD Officers were not patrolling on a frequent basis. She also noted the Mr Rickter did advise that the funds for including another exit from the school was included in the proposed bond election.

The Board next considered the bids for a fence to be placed around the burnt house on Oxfordshire. Since the bids were so close, the Board agreed to award the bid to the contractor

who could get there first to install the fence. The motion was issued by Mr Cramer, seconded by Mr. Burton and carried.

Mr. Burton then questioned the limbs that had been left in the drainage ditch along Theiss Mail Route Road. Mrs Naremore advised that she had been calling the contractor to have the limbs removed without success. She also provided the Board with the name and phone number so that they could also contact the contractor.

Mr. Chaszar noted that the discussion of the removal of the yaupons would be discussed at the June meeting.

He went on to advise that Mrs Redding and Mrs. Naremore were working together on the 4th of July picnic and advised that they would need volunteers to help with the picnic.

Mrs Gwen Riley advised the Board that there was a problem with the house next door in that it had three owners in three years. Mr. Schmults agreed to find out who the mortgage company was.

Mrs. Riley went on to advise that her son and other youngsters received a rash from the swimming pool last year and that it was reappearing again this year. Mr. Glocksein is to check with the pool company

Mrs. Riley then complained about the shrubs blocking the view at Stuebner Airline and Theisswood Road. Mrs. Naremore will have them trimmed.

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