

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

July 8, 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 July 8, 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
Janet Hoffman
Van Cramer
Connie Shinaver
Dan Katz

Selena Dixon
Ryan Pyle
Tom McCloud
Doug Raska
Debbie Redding
Sheila Hammons

Director not in attendance is as follows:

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 established that a quorum of the Board was present. He then called for any changes to the agenda. There being none, the agenda was accepted as presented. He next recognized Mr. Bill Burton who reported on behalf of Security.

Mr. Burton advised that he had been contacted by the other Memorial Northwest about sharing a deputy. After reviewing the location and considering time involved to get to the other subdivision, Mr. Burton felt that this would take away from our subdivision and recommended against sharing a contract. The Board agreed.

Mr. Burton next reported that he had received notification from the owner that the Community Home on Vintage Wood was supposed to be vacant. He and an officer visited the home to determine that there was in fact someone still living on the property. He has since been observing the property and reported that the moving van was at the property earlier in the day.

Officer Ecke then reported on the burglaries of motor vehicles noting that the vehicles were most often on the street. Mr. Burton had authorized over time for Ofc. Ecke to do bicycle patrols of the subdivision and the burglaries had been reduced.

Officer Ecke next reported on the shooting that had occurred at Hidden Trail and Hidden Forest on June 19th advising those present that it was a result of road rage. He went on to report that the injuries were minor and the incident was under investigation.

Mr. Chaszar then thanked Eleanor Naremore and Debbie Redding for all the work they put in on the July 4th Picnic which was a huge success.

A question was raised regarding how often the "Sex Offender Web Site" was checked and how the registered sex offenders who lived in this subdivision were monitored. Ofc. Ecke advised that he checks the web site often and those offenders that lived in the subdivision were visited about twice a year. He also noted that the Harris County Sheriff's Dept. had a special squad that monitored sex offenders.

Mr. Chaszar then called for a motion to approve the minutes of the May 6th meeting of the Board and the June 3rd meeting of the membership. There being no corrections, the motion to approve the minutes was issued by Mr. Pyle, seconded by Mr. Cramer and carried unanimously.

The meeting then moved to homeowner input.

A homeowner questioned the board about amending the deed restrictions to provide for alternative methods of providing energy to the homes. A brief discussion ensued with the Board agreeing that this would fall under the Architectural Control Guidelines and advised that the Board would consider such with applications for Architectural Control.

Mr. & Mrs. Brennen addressed the Board concerning a problem with the children behind them shooting out the windows with BB Guns. Mr. Burton advised that the deed restrictions did not cover law enforcement and advised them to contact the Sheriff's when it was happening. Ms. Walleck agreed to contact the actual homeowner and advise him of what was happening.

Mr. Sumner addressed the Board with his perception of the June 3rd meeting and suggested the Board reconsider the amendments. He went on to question the budget and current financial position and suggested that the plans for the facility renovations be taken to the membership.

After answering the questions regarding the finances, Mr. Cramer advised that the Board had always planned on presenting the renovations and the cost to the membership for their input and vote.

Mr. Sampson questioned the Board on any plans to unify the fencing along Champion Forest Drive. He was advised that the Deed Restrictions required six foot wooden fences with the finished side facing the street. The cost to replace the fencing at one time would be cost prohibitive to the Association.

Mr. Brian Wilkinson reported to the Board on the success of the program designed to have neighbors helping neighbors. There had been an excellent response from homeowners who were willing to help and the Lions Club was considering a contribution to the program as well.

Mr. Burton thanked Mr. Wilkinson for his efforts in this regard.

Mr. Hughes reported to the Board that the Community Home on Vintage Wood Lane was in the process of moving and thanked the Board for their assistance in this matter.

The meeting then moved to Committee Reports.

Mr. Glocksein advised that there was no contractual matters to discuss but reported that he was increasing the mosquito spraying to three times per week.

Mr. Cramer distributed the check register for the Boards' review while advising those present that the expenses were running slightly over budget and the collections were slightly under budget but advised as the year went on this would be corrected.

Mr. Cramer then pointed out the unusual checks that the Association had for payment of the Associations accounts and explained to those present what some of the expenses were.

Mr. Glocksein then made the motion to approve the checks for payment. The motion was seconded by Mr. Cramer and carried.

Mrs. Naremore reported that there were two trees in the Recreation Area that were dead and needed to be removed. After a brief discussion, Mr. Glocksein made the motion to appropriate up to \$500.00 for the removal of the trees. Mrs. Hoffman issued the second and the motion carried unanimously.

Mrs. Naremore also noted that there were three diseased magnolia trees that were not being removed as yet to see if they would come back. She went on to advise that they would be looking at the trees in October and if they were not coming back, they would remove them at that time.

Mr. Chaszar then advised, with the resignation of Mr. Schultz, the Fitness Center Committee needed a new Chairperson and advised Mrs. Debbie Redding had agreed to Chair this committee. The motion to approve the appointment was issued by Mr. Cramer, seconded by Mr. Burton and carried unanimously.

Mr. Cramer then reported on behalf of the Community Center Maintenance Committee advising those present of the work that was being completed and the items that the committee was currently looking at. He went on to report that the prior pool management company had bid \$6,000.00 for the pool repairs including fixing the corner, repainting the lane markers and repairing the lane anchors.

The meeting next moved to the Area Director Reports.

Mr. McCloud then advised that the fence at the end of Theiss Hill had been repaired but the other fence had not. He presented a picture of the fence. Ms. Walleck agreed to locate the fence. Mr. McCloud made a motion to appropriate up to \$300.00 for the repair. The motion was seconded by Mr. Burton and carried.

Mr. Raska advised that he had received a complaint with the regard to the yard lights. Ms. Walleck advised that yard lights that were obviously broken or unsightly were addressed but there was no restriction that required the lights to be used.

Mrs. Hammons presented a list of comments and questions from Mr. Warne as follows:

Mr. Warne thanked the Board for installing the fence around the burnt house on Oxfordshire. He also questioned if the house at 17318 Atherington was a multi-family or

community home. Mrs. Naremore explained the situation at the house and Ms. Walleck advised that this did not rise to the standard of multi-family in either situation.

Mr. Warne next questioned when the Republic Waste contract was up and recommended the Board revisit the recycling issue. He went on to note that the lifeguards at the pool were much better than last year.

There being no old or new business for the meeting, the Board adjourned to Executive Session.