

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Amended Minutes of a Regular Meeting of the Board of Directors

August 12, 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 August 12, 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:

Bill Burton	
Janet Hoffman	Tom Mc Cloud
Van Cramer	Doug Raska
Connie Shinaver	Debbie Redding
Selena Dixon	

Directors not in attendance are as follows:

Craig Chaszar	Vince Glocksein	Dan Katz
Ryan Pyle	Sheila Hammons	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. Bill Burton called the meeting to order and called for a motion to approve the agenda. Mr. Cramer noted that the agenda needed to be amended to add the presentation of the 2007 audit. There being no other changes, the agenda was approved as amended.

Mr. Burton then reported that Officer Dean had been promoted to Sergeant and would be leaving the subdivision soon. He went on to explain the current review of the contract deputy program and advised those present that if they could not replace the deputy at this time, then the Association would ask for a reduction in the cost.

Mr. Burton next recognized Mrs. Debbie Redding who reported on the National Night Out Program that was planned for the first Tuesday in October.

Officer Ecke then reported on the security calls noting that there had been an auto fatality accident during the month. He went on to report on the most frequent accident sites noting that Champion Forest Drive and Spring Cypress between the hours of 5:00 p.m. and 7:00 p.m. was among the top five and urged caution in the area.

Mr. Burton then called for a motion to approve the minutes of the previous meeting of the Board. There being no corrections, Mr. Raska made the motion to approve the minutes as presented. Mr. Cramer seconded the motion and it carried.

The meeting then moved to homeowner input.

Mr. Ryan Samson addressed the Board with a complaint regarding the speeding along Champion Forest Drive and suggested the Board look into installing speed pads along Champion Forest if the County would permit them. After a lengthy discussion, Mrs. Redding made a motion to investigate the pads further by checking with the County and checking other areas that had installed the pads. The motion was seconded by Mr. Cramer and carried. Mrs. Redding agreed to take on the project.

Mrs. Gwen Bartholomew presented the Board with information on a sex offender that was a known sponsor of the Swim Team. After determining that the person was not a convicted pedophile, the Board agreed to pass the information on to the Swim Team.

The meeting then moved to committee reports.

Mr. Burton reported on behalf of Mr. Glocksein advising those present that the Association was currently in negotiation with T-Mobile to install a cell tower on the Association's property. He went on to advise that as soon as there was more information to report, the Board would get the information out to the homeowners.

Ms. Walleck reported that there were three applications for Architectural Control pending approval and would discuss the details in Executive Session.

Mr. Cramer next presented the financial reports for the Association noting that the expenditures were below the year to date budget and the collection of delinquent fees were slightly above normal for this time of the year.

Mr. Cramer then distributed the check register for the Board's review and covered the checks that were out of the ordinary. After a review of the checks, Mrs. Redding made the motion to approve the checks for payment with Mrs. Dixon issuing the second. The motion carried.

Mr. Cramer next presented the audit reports to the Board and the members present and explained the changes between 2006 and 2007. He went on to advise that the audit would be posted on the web site in the near future.

Mr. Burton then reported on the Nominating Committee advising the Committee was made up of the following:

Bill Burton
Vince Glocksein
Doug Raska
Dave Warne
Mick Mikuenski

Mr. Burton advised anyone interested in running for the Board to contact one of the committee members.

Mr. Cramer next reported on behalf of the CCMC (Community Center Management Committee) briefly covering the projects that were pending and those completed. He went on to advise that there had been a meeting with the swim team representatives to work out some issues that had occurred and during the swim season and to better define the future relationship..

Mr. Burton then called for a motion to approve the \$1,000.00 appropriation for the National Night Out Program. The motion was issued by Mr. Raska, seconded by Mrs. Hoffman and carried.

Mr. Burton next called for a motion to approve the \$400.00 appropriation for the Tennis Social scheduled for September 13th. The motion was issued by Mrs. Hoffman, seconded by Mrs. Redding and carried.

Mr. Burton then called for a motion to appropriate up to \$2,200.00 for the installation of a security system in the fitness center. The motion was issued by Mr. McCloud, seconded by Mrs. Shinaver and carried.

Mr. Cramer briefly explained the problem with non-resident members of the swim team and advised that they were working with the swim team on resolving these issues.

Mrs. Redding reported on behalf of the Fitness Center Committee advising that she had spoken with Mr. Huston who had first requested the sixty day transition for the center to be homeowner exclusive. She went on to advise that effective September 1st all Boot Camps would be residents only. She went on to advise that the office in the fitness center would become multi-functional.

Area Director Reports.

Mrs. Dixon reported on receiving a complaint about a legally parked vehicle. After a brief discussion, Ofc. Ecke agreed to check to make sure the vehicle was parked legally but the Board agreed that as long as it was driven on a regular basis, there was nothing the Association could do.

Mrs. Redding reported that her calls had been about the auto accident.

The meeting then moved to old and new business.

Mr. McCloud questioned the discussion on fencing along Louetta that was mentioned in the minutes of the previous meeting and was advised that this was a homeowner who was requesting the Board consider alternate types of fencing.

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