

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

January 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 January 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
Will Schmultz
Van Cramer
Janet Hoffman
Connie Shinaver

Dan Katz
Salome Woody
Debbie Redding
Doug Raska
Sheila Hammons

Director not in attendance is as follows:

Bryan Thomas

Tom McCloud

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, established that a quorum was present and moved to the approval of the agenda. There being no changes the agenda was approved as presented.

Mr. Chaszar then recognized Mr. Bill Burton who advised those present that the Sheriffs had apprehended the offenders in the mail box smashing and negotiated with their families to make restitution on those homes that were identified.

Officer Ecke next reported on the calls that had been made during the month noting that there was a probable arson in the subdivision, a burglary of a home where the perpetrator entered the home through the "doggie door". Officer Ecke then advised that there had been fifteen burglaries of motor vehicles during the month. Out of the fifteen, nine vehicles were unlocked, thirteen were in the driveway, two were parked on the road and only four were broken into.

Discussion turned briefly to the fact that many of the yard lights in the subdivision were not working. Mr. Burton agreed to submit an article for the newsletter encouraging homeowners to repair these lights.

Mrs. Hammons noted that the Brownie troop was locked out of the building at their meeting the previous week and thanked Ofc. Ecke for letting them in.

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

The meeting then moved to homeowner input.

Mr. Brian Wilkenson complimented the Board on the involvement of the Board Members and their consistent attendance at the meetings.

He went on to question the Board on the proposed amendments to the bylaws and whether they would be published prior to the homeowners voting on the amendments. Mr. Chaszar advised that the amendments would first be reviewed and revised by the Board, then posted on the web site along with hard copies that would be available at the community center. All of the information would be published in the newsletter with the homeowners having ample time to review them before the meeting was called for the voting.

Mr. Wilkenson next questioned the status of the Lent lawsuit. Mr. Chaszar responded by quoting a written statement from the Associations Attorney, Mr. Michael Gainer.

The meeting next moved to Committee Reports.

Mr. Glocksein advised that the contract for Brookway has been renewed and requested Mrs. Eleanor Naremore give a brief overview of Brookway and their past performance.

Mrs. Naremore advised those present that Brookway's work was superior and that the Association has recently resigned the contract. She went on to advise the number of areas that had been added to the contract for which Brookway had assumed without an increase to the contract. One of the additions was the maintenance of the sidewalk that was installed along Champion Forest by the county several years back. Mrs. Naremore went on to request that the Board approve the Brookway contract. The motion to approve the contract was issued by Mr. Burton, seconded by Mr. Cramer and carried unanimously. Mr. Cramer noted that the new contract was within the budget.

Discussion next turned to the sprinkler system for the Association with Mr. Glocksein noting that there was approximately sixty-three old heads that would eventually need replacement and questioned the Board as to whether they would like to have this done all at once at a cost of approximately \$1,800.00 plus tax or have them done on an "as need" basis. The Board agreed to repair the heads on an as need basis.

Mr. Glocksein next advised that the specifications to the pool contract had been changed to include an on site manager at least twenty-one years of age. He went on to advise that Mrs. Harr would be securing the bids for the pool contract. There was then a brief discussion of securing the headcounts so the Association could determine when the lifeguards would be needed and when they could be cut back.

Mr. Glocksein then advised that the renewal agreement had been received from N. W. Pest Control with the rate of \$165.00 per application which was the same rate as last year. The Board agreed to table the discussion until the February Meeting.

Mr. Schmultz reported on behalf of the ACC/Deed Restriction Committee reporting that things had been fairly quite during the month.

Mr. Cramer next presented the Treasurer's report advising those present of the percentage of collections and the end of the year cash balances. He then presented the check register for the Boards review and noted all of the checks that were not issued in the normal course of business. After several questions regarding the checks, Mr. Schmultz made the motion to approve the checks as presented with Mr. Burton issuing the second. The motion carried.

Mr. Cramer then presented the report for the CCMC explaining to those present what the CCMC was responsible for. He went on to advise that the new AC unit had been installed in the fitness center correcting a problem with water leaking.

Discussion then turned to furnishing a lifeguard for swim team. After a brief discussion, the Board determined that the guards were needed for the swim team party and needed to be included in the pool management contract.

Mr. Cramer next advised that he was working with an agregator to secure the best possible price for the electricity at the facility hoping to reduce the cost by at least 10%. After a very brief discussion, Mr. Burton made a motion to allow Mr. Cramer to negotiate the best possible deal for the electricity. The motion was seconded by Mr. Glocksein and carried unanimously.

Mr. Cramer then advised that the committee had met with the President of the swim team to discuss equipment needs for the swim team. Mr. Cramer went on to advise that the cost of the various equipment was still to be determined but estimated the total cost to be approximately \$7,000.00. After the discussion, Mr. Schmultz motioned to appropriate up to \$7,000.00 for the purchase of equipment for the swim team. The motion was seconded by Mr. Glocksein and carried.

Mr. Cramer next explained the problem with the older treadmill in the fitness center and requested the Board appropriate up to \$5,000.00 for the repair or if necessary replacement of the treadmill. The motion was then issued by Mr. Cramer, seconded by Mr. Burton and carried.

The meeting then moved to Area Directors Report.

Mrs. Shinaver reported that she had received several calls from homeowners who were concerned about the yard lights that were in disrepair. There was then a brief discussion about the yard lights with Mr. Burton noting again that he would do an article for the newsletter.

Mrs. Redding noted that she was still receiving complaints about the excessive speeding on Champion Forest Drive and noted that most was occurring between 9:00 p.m. and midnight.

Mrs. Hammons noted that the calls she had received were in relation to temporary matters.

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