

# MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

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

February 5, 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 February 5, 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	Connie Shinaver
Vince Glocksein	Dan Katz
Bill Burton	Salome Woody
Will Schmultz	Sheila Hammon
Van Cramer	Bryan Thomas
Janet Hoffman	

Directors not in attendance is as follows:

Tom Mc Cloud	Debbie Redding
Doug Raska	

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 ot 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. Bill Burton who immediately turned the meeting over to Ofc. Ecke.

Ofc. Ecke reported on the number of burglaries of automobiles advising those present of the number of vehicles that were burglarized and where they were located. He also reported on the items being taken from the vehicles and suggested that everyone remove valuables from the vehicle and store them out of view.

Ofc. Ecke then reported on the fire that had occurred during the month on Oxfordshire advising those present that the homeowner was being charged with two counts of first degree arson.

Mr. Glocksein suggested an article be put in the newsletter advising the homeowners about storing their valuables out of sight. Mr. Burton agreed to submit an article.

Mr. Chaszar then called for a motion to approve the minutes of the previous meeting of the Board. The motion was issued by Mr. Burton, seconded by Mr. Cramer and carried.

The meeting then moved to homeowner input.

Mr. Jason Alpert questioned the Board on upgrading the playground. Mr. Alpert was advised that this was in the plans for the facility but it would be approximately a year and a half to two years before the work would be done.

Mrs. Kathleen Smith advised that she was a new homeowner and was not sure that the dues had been paid at closing. She questioned who to contact about the billing and was advised to check with Ms. Walleck after the meeting.

Mr. John Phillips questioned the Board on the fencing along Louetta and suggested that the Association construct a brick wall along this area. Mr. Cramer explained that the Board had previously looked into this matter and found it to be cost prohibitive. He went on to explain the problems associated with spending money in this area and excluding the fence lines along Theiss Mail Route Road and Champion Forest Drive.

Mr. Phillips next questioned the financing for the reconstruction of the community center. Mr. Cramer explained the options that were available to the Association and also the steps that the Board would take before coming to a final decision on how the facilities would be financed.

Mr. Brian Nicholson suggested the Community Center develop activities for the over 55 age groups such as museum tours and other social events.

The meeting next moved to committee reports.

Mr. Glocksein advised that the pest control contract was up for renewal with no proposed increase. He went on to advise the homeowners present how the contract worked and the areas that Northwest Pest Control was fogging. After recommending to the Board that the contract be renewed, Mr. Will Schmultz made the motion to renew the contract with Mr. Burton issuing the second. The motion carried.

Mr. Glocksein then reported on the bids that had been received for the pool management contract. The bids were as follows:

D & S Recreation	\$70,000
Southwest Pool Mgmt.	62,281
Sweetwater Pool Mgmt.	57,190

The Board next entered into a discussion regarding the quality of management that had been received at the pool the previous year with Mr. Glocksein noting that each bid required a manager that was at least 21 years of age or older. After a lengthy discussion, Mr. Burton made the motion to award D & S Recreation the pool management contract contingent on having Sean as the supervisor. Mr. Cramer amended the motion to include allowing Ms. Walleck to attempt to negotiate a reduction in the cost.. Mrs. Woody seconded the motion and it carried with one opposing vote.

The Board agreed to review the contract again at the March meeting.

Mr. Cramer then distributed the listing of checks that were submitted in payment of the Associations accounts. He went on to report on the status of the collections for the Association and briefly covered the expenses for the Association noting that they were basically on budget.

Mr. Cramer went on to review the check register and point out specific expenses that were out of the ordinary. After the review, Mr. Glocksein made the motion to approve the checks for payment. The motion was seconded by Mrs. Hammons and carried.

Mrs. Naremore advised that her committee had nothing to report for the month.

Mr. Glocksein questioned the condition of the trees with exposed roots on the esplanade. There was a brief discussion of how to correct this problem with Mrs. Lent offering suggestions on how this needed to be corrected. Mrs. Naremore agreed to talk with Brookway and report back to the Board.

Mr. Cramer next distributed the minutes of the CCMC meeting and briefly covered the important issues that the Committee had discussed. After a brief discussion of the meeting, Mr. Cramer advised that the Board needed to make a motion to approve the purchase of the new sump pump and the expense to have the pool drain cleaned. Mr. Burton made the motion with Mr. Schmults issuing the second. The motion carried,

The meeting then moved to the Area Director reports.

Mrs. Hammons noted that she had received a complaint from a homeowner about the landscape companies blowing the grass clippings into the storm drains. She advised that she had spoken to the homeowner and to the owner of the landscape company and advised them that this was not acceptable.

Mrs. Shinaver thanked Mr. Burton for the newsletter article on the yard lights and advised that she was still receiving complaints about how dark the neighborhood was.

Under old business, Mr. Glocksein questioned if anyone had received a response from the County on the inspections of the storm sewers. No one had.

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