

# MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

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

March 4, 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 March 4, 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

Connie Shinaver  
Dan Katz  
Salome Woody  
Doug Raska  
Sheila Hammons  
Bryan Thomas

Directors not in attendance is as follows:

Van Cramer

Tom Mc Cloud

Debbie Redding

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.

Ofc. Chris Ecke then presented the security report for the association noting the month had been very quiet with only a few car burglaries. He also reported on the status of the arson that occurred the previous month noting that the homeowner had been arrested, charged with one count of arson and felony insurance fraud.

Mr. Chaszar next called for a motion to approve the minutes of the previous meeting of the Board. There being no corrections, Mr. Burton made the motion to approve the minutes as presented with Mrs. Hoffman issuing the second. The motion carried.

The meeting then moved to homeowner input.

Mr. Hughs addressed the Board with concerns over the group home that was operating on Vintage Wood Lane noting that the report was circulating that it would be gone by May 31<sup>st</sup>. He went on to advise that he felt this was false information circulated by the leaser and requested the

Board proceed with legal action immediately. Mr. Chaszar noted the Board would take the information under advisement.

Mrs. Brian Wilkinson questioned the Board on the orange markings that had been placed on the crape myrtles on Champion Forest Drive. Mrs. Naremore advised that the markings were for the yuons that were being considered for removal. Mrs. Wilkinson requested that the plants remain.

Mr. Brian Wilkinson questioned the Board on the plans for the new facility and questioned if there were architectural renderings. Mr. Chaszar explained the process for the facility and noted that everything would be submitted to the membership for approval.

Mr. Wilkinson then requested the Board consider a committee to promote the subdivision with articles in the newspaper and other venues.

Mr. Don Smith reported a problem across the street from his home that had three beetle infested pine trees. Ms. Walleck requested he call in the address of the properties and she would be glad to handle it for him.

The meeting then moved to committee reports.

Mr. Glocksein reported that the management company had successfully negotiated a reduction in the contract from D & S Recreation Services for the pool management and recommended the Board proceed with the execution of the contract.

Mr. Glocksein next submitted a written statement to the Board on the financing of the long term improvements and requested the statement be made part of the minutes.

Mr. Glocksein then questioned if anyone had received a response from Harris County regarding the storm sewer drainage problems. After determining that Mrs. Naremore had a plat of the storm sewers, Mr. Glocksein agreed to work with Mr. Raska with regard to this problem

He next questioned Mr. McCloud's attendance at the meetings and was advised that this was Mr. McClouds third meeting that was missed. Mr. Schmults agreed to talk with Mr. McCloud about his position on the Board.

Mr. Glocksein next presented the check register on behalf of Mr. Cramer noting the checks that were issued which were unusual. There being no questions on the check register, Mr. Burton made the motion to approve the checks for payment with Mr. Schmults issuing the second. The motion carried.

Mr. Chaszar reported on behalf of the CCMC noting the items that were discussed at the meeting of March 1<sup>st</sup>. After reviewing the reports, Mr. Chaszar called for a motion to approve the painting and repairs of the club house, breezeway and playground equipment not to exceed \$13,000.00. The motion was issued by Mr. Glocksein, seconded by Mrs. Hammons and carried.

Mr. Chaszar then called for a motion to approve the linoleum for the bar area and the outdoor carpet for the breezeway steps not to exceed \$1,000.00. The motion was issued by Mr. Schmults, seconded by Mr. Burton and carried.

Mr. Chaszar next requested a motion to approve the funds for the Spring Dance not to exceed \$1,000.00 on May 24<sup>th</sup>. The motion was issued by Mrs. Hoffman, seconded by Mr. Glocksein and carried.

The meeting then moved to Area Director Reports.

Mr. Thomas questioned the problem with solicitors and was advised to call them into the Sheriff's Dept. as suspicious persons.

Mr. Byrum, a homeowner, reported an incident to the Board that occurred on the 27<sup>th</sup> day of December at a Christmas party where someone just walked into a family party. Mr. Byrum went on to advise that the Board needed to take whatever action to have security on a twenty-four hour, seven day a week basis.

Mr. Burton agreed to check into the incident in December.

The meeting then moved to old business.

Mr. Schmults questioned the contract negotiations with Kerry Huston on the fitness center issues.

Mr. Burton then presented a written report on the number of homeowners who were using the fitness center and the cost of the allotted floor space in the facility proposals. There was then a lengthy discussion regarding the usage of the center with regards to homeowners and non-homeowners.

After the discussion, Mrs. Hoffman motioned to appoint a committee to put together a proposal to bring to the Board. The motion was seconded by Mrs. Hammons.

Mr. Glocksein then suggested that this remain with the CCMC. Mrs Hoffman amended her original motion to have the CCMC put together a proposal for the next meeting of the Board. The motion carried.

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