

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

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

**April 1, 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 April 1, 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  
Van Cramer

Connie Shinaver  
Dan Katz  
Tom McCloud  
Doug Raska  
Debbie Redding  
Bryan Thomas  
Sheila Hammons

Directors not in attendance are as follows:

Ryan Pyle

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 proceeded with the approval of the agenda. There being no changes to the agenda, the agenda was accepted as presented.

Mr. Burton then requested Ms. Walleck to report on the call received from a homeowner within the subdivision regarding security.

Ms. Walleck went on to report that she had received a report complimenting the Sheriff's Department on the handling of a problem involving their daughter.

Ofc. Ecke then advised that the situation started with a road rage incident and progressed to assault. The daughters' vehicle was mistaken for another vehicle and followed but the parties were arrested and charged with appropriate offenses.

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

The meeting then moved to homeowner input.

Mr. Hughes addressed the Board on the issue of the community home located on his street. Ms. Walleck advised that considering the owners were out of state that filing the suit and getting service would be difficult and the attorney felt that waiting until the May 31<sup>st</sup> dead line would be the Associations best option. She went on to advise that Mr. Gainer had spoken with both the owner of the property as well as the renter.

Mr. Davis questioned the Board on the options for the community center and when they would be available. Mr. Chaszar advised that there would be a meeting of the homeowners whereby the plans would be presented along with information on the financing.

Mr. Brian Wilkinson reported that the "Friends of Memorial Northwest" had taken care of their first project finding a family from the Faith Bridge Church to help maintain a lawn in the Memorial Northwest subdivision.

Mr. John Horton next advised the board that he had been a homeowner in Memorial Northwest since 1983 and noted that he and his wife disagreed with the decision of the Board to remove all of the yaupons on Champion Forest Drive and requested the Board Members look at the area before voting to remove all of the trees.

Mr. Chaszar requested the Board Members to look at the yaupons and the Board could then take the vote via e-mail.

Mr. Mike Zuber questioned the Board once again on the Community home and was advised of the status.

The meeting then moved to Committee Reports.

Mr. Glocksein advised he had nothing to report for this month.

Mr. Schmults advised that he would report in the Executive Session.

Mr. Cramer next distributed the check register noting the checks that were issued in payment of the Association's account. While the Board reviewed the check register, he reported that the collections for the Association were now at 82% with the expenses running below budget. Mr. Cramer went on to advise that with the drop in interest rates, the money market account was still offering a good rate and the Association would be monitoring these rates to make sure the Association was getting the best value on its deposits.

Mr. Cramer then reviewed the check register noting those checks that were not in the normal course of business. He also reported on several checks that were written late in the day and not on the check register.

After the report, Mr. Glocksein made the motion to approve the checks as presented with Mr. Burton issuing the second. The motion carried.

Mrs. Naremore next reported on the Grounds Maintenance noting that she had requested Brookway look at the yaupons and make recommendations. Mrs. Naremore went on to advise that Brookway had recommended the yaupons be removed because they were growing into the

canopys of the other trees. She went on to advise that the removal of the yaupons and the addition of soil and sod was under \$6,000.00 and was needed for the survival of the good trees.

Mrs. Hammons then made the motion to have the Board look at the trees and call a vote of the Board via e-mail within seven days. The motion was seconded by Mr. Cramer and carried by a vote of ten in favor and one opposed.

Mr. Cramer then reported on the Community Center Management Committee (CCMC) Meeting reporting that the Committee had discussed the repairs to the pool that were previously approved by the Board. Mr. Cramer went on to advise that the Committee had agreed to repair the existing board assembly if possible and to remove the stand if it could not be properly repaired for this swim season. Mr. Glocksein requested to be present on the welding of the hand rails.

Mr. Cramer went on to report that the repairs to the lane rope anchors will be rewarded to Sweetwater as their bid was significantly lower than D & S. He went on to advise that the manager for the snack bard would be the same person as last year and that the committee had denied a request to allow children under 12 to be dropped off at the pool for specified times during the week.

Mr. Cramer also noted that the committee had discussed the relationship and overall strategy for professional services for the facility. He went on to advise that this would be discussed further and a contract would be negotiated accordingly.

Mr. Cramer went on to report that the Easter egg hunt had be very successful, the Spring Dance was scheduled in May and the Association was working on the Memorial Day Weekend "Splash into Summer" event. He also noted that the asbestos inspection had been completed on the facility with minimal asbestos being located in certain ceiling tiles and floor tiles. The committee is investigating the long term implications during demolition and ongoing remediation costs.

The meeting then moved to Area Director Reports.

Mr. McCloud advised that the fence at the end of Theiss Hill had been vandalized. Ms. Walleck agreed to get this repaired.

Mrs. Redding advised that she had submitted a request to the county to replace the street sign at Forest Ridge and Champion Forest Drive and this had been done.

Under old business the Board discussed the General Meeting of the Homeowners to present the budget and present the amendments to the Articles of Incorporation and the Bylaws. The Board agreed to have this ready for the June 2<sup>nd</sup> meeting.

There being no new business, the meeting adjourned to Executive Session.