

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Meeting of the Board of Directors

November 11, 2008

STATE OF TEXAS

COUNTY OF HARRIS

A Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on November 11, 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
Sheila Hammons
Janet Hoffman
Van Cramer

Connie Shinaver
Selena Dixon
Tom McCloud
Doug Raska

Directors not in attendance were as follows:

Dan Katz
Bryan Thomas

Debbie Redding

Also in attendance was Mrs. Eleanor Naremore, Ms. Stella Walleck of Consolidated Management Services, and Ofc. Chris Ecke of the Harris County Sheriff's Department.

Mr. Chaszar called the meeting to order and proceeded with the approval of the agenda. There being no changes, the agenda was accepted as presented.

Mr. Chaszar then recognized Ofc. Ecke who presented the security report for the Association noting that there had been three recent burglaries where the doors had been kicked in.

Mr. Chaszar then called for a motion to approve the minutes of the September 2, 2008 meeting of the Board. After noting several corrections, Mrs. Dixon made the motion to approve the minutes as amended. The motion was seconded by Mr. Glocksein and carried.

The meeting then moved to homeowner input.

Mrs. Jennifer Woody, a resident of Memorial Northwest Section 23, made a presentation to the Board to solicit their support in having WCID 114 take over the billing of the trash service. The Board agreed to take the proposal under advisement and notify Mrs. Woody.

Mr. Mark Castenada addressed the Board with regard to the number of damaged fences in the subdivision that still required repair. The Board agreed that the fences needed to be addressed.

The meeting next moved to the Committee Reports.

Mr. Glocksein reported that the mosquito contract expired and would not be renewed until next year.

Mr. Chaszar noted that since Mrs. Hammons had won the election to the Third Vice President position, he would like to appoint her to fill the unexpired term of Mr. Schmultz. He then made the motion for the appointment. Mr. Glocksein issued the second and the motion carried unanimously.

Mr. Cramer then presented the check register to the Board Members for review. He went on to advise that the Association was running about \$11,000 over budget and the collections were at 96%, which was slightly above plan.

Mr. Cramer went on to advise that the common area was on budget but the Community Center was slightly over budget. He projected that the budget would be over by approximately \$15,000 at year-end.

Mr. Cramer also reported that the Association expected to receive no funds from FEMA with regard to the hurricane related expenses but perhaps would see a \$4,000 to \$5,000 recovery from insurance.

Mr. Cramer then reviewed the check register and covered the checks that were issued for non-ordinary items.

After reviewing the register, Mr. Raska made the motion to approve the checks for payment. The motion was seconded by Mr. Glocksein and carried.

Mrs. Naremore next presented a proposal to prune the trees along Champion Forest Dr. and requested the Board approve a bid for \$15,000 from E. F. Tree Service. After a brief discussion, Mr. Raska made the motion to approve the expense. The motion was seconded by Mr. Cramer and carried.

Mr. Cramer next presented the written report for the Community Center Management Committee and briefly covered the report noting the work that was completed and still in process.

After reviewing the report, Mr. Cramer advised that the Board needed to approve the \$2,500 expense for the New Years Eve Party, the pool repairs not to exceed \$15,000, the shade structure not to exceed \$15,000 and repairs to the soffits under the porte-cochere and the transom above the doors not to exceed \$5,000.

Mrs. Hoffman issued the motion to approve the expenses for the New Years Eve party at \$2,500.00. The motion was seconded by Mr. Burton and carried.

The motion to approve the pool repairs of \$9,905 from Sweetwater and an additional \$2,000 to repair the pop-ups in the plaster was issued by Mr. Cramer, seconded by Mr. Glocksein and carried with one abstention. Mr. Glocksein requested that they also look at the rope anchors.

Discussion then turned to the shade area on the back of the building that needed to be repaired and secured to the building at an estimated cost of \$10,000 to 15,000. Mr. Burton suggested that they secure additional bids to tear down the shade and look at other awning options.

The Board next discussed the over hang under the porte-cochere and the transom over the front door to maintain the facade of the building. After the discussion, the Board agreed to get bids for the repairs as a combined package.

A question was then raised regarding Kerry Huston teaching gymnastics at the facility. After a brief discussion, Mr. Burton made a motion to immediately terminate the gymnastic/tumbling classes in accordance with the original motion to not allow profit businesses to operate at the facility. The motion was seconded by Mrs. Hoffman and carried with one abstention.

Mr. Cramer then reported that T-Mobile would be using the existing tower provided by Crown thereby terminating any negotiations the Association had underway. He went on to advise that the Board still needed bids to put in the road through the ATR property.

The Meeting next moved to Area Director reports.

Mr. McCloud questioned the staining of fences and was advised that they would need to make an application for Architectural Control. He then questioned the house on Theiss Mail Route with the broken mailbox. Mr. McCloud was advised that this was not in the platted area of the subdivision. On the question of barking dogs, Ms. Walleck advised him to have the homeowner contact her office.

Under new business, the Board was advised that the Association had been approached by members of Memorial Northwest Estates to discuss merging with Memorial Northwest. The Board agreed to table this until they were contacted by the Board of Directors for the Estates.

There being no further business, the meeting adjourned.