

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

November 10, 2009

STATE OF TEXAS

COUNTY OF HARRIS

A Regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on November 10, 2009 at the Memorial Northwest Community Center located at 17440 Theiss Mail Route Road in Spring, Harris County, Texas, at the hour of 7:00 PM. Board Members in attendance were as follows:

Craig Chaszar
Vince Glocksein
Bill Burton
Sheila Hammons
Janet Hoffman
Van Cramer

Connie Shinaver
Dan Katz
Cory Gale
Tom McCloud
Doug Raska
Eileen Koscho
Ryan Samson

Director not in attendance is as follows:

Carmon Middleton

Also in attendance was Ms. Walleck of Consolidated Management Services.

Craig Chaszar called the meeting to order and determined that a quorum was present. He then recognized Mr. Bill Burton for the Association's security report. The security report began with Deputy Shaffer giving an update on the past month's activities. Officer Shaffer reported it was quiet and that the deputies concentrated their efforts on those running stop signs on Champion Forest, particular delivery trucks. Mr. Katz reported that drivers are running stop signs at Twining Oaks and Oak Moss early in the morning. Deputy Shaffer will pass this information on to the day deputy.

Susan and Art Byram are missing their 2 1/2' lit-up pumpkin, which was taken from their yard. They were told they can submit this information to be put on our website.

Mr. Cramer questioned the deputy about additional information on the shooting that occurred on Atherington. Deputy Shaffer reported that nothing further had come through the channel to our deputies, other than it was a self-inflicted accidental shooting.

Bill Burton then distributed the security schedule for 2010 and asked the board's input on bringing in a second deputy with 6 hours of extra coverage. Mr. Cramer made a motion to add

the second deputy and Mrs. Hoffman seconded the motion. Mr. Burton then explained the new schedule. The Byrams want full-time coverage. Deputy Shaffer explained how many deputies each subdivision in our neighboring area has. There being no further discussion, the motion carried unanimously in favor of six extra hours of coverage

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

The meeting then moved to Homeowner input.

Mrs. Lent circulated a cage with larva for the Monarch Butterfly for the Boards review.

Mr. Chaszar next announced the results of the run off election advising those present that Mr. Tim McWilliams received forty-seven votes and Mr. Dan Katz received thirty-three votes.

Mr. Glocksein advised that the Association had a pending election on whether the Association would remain with back door pick up or go to curb side and whether they would continue with the recycling program. He went on to advise that while Republic had dropped the cost of recycling to \$3.00 per month that the greatest savings would be to move to curb side and eliminate back door.

He went on to advise that WCA was the cheaper of the contracts. Mr. Burton questioned the cancellation clause if the Association was unhappy with WCA.

Mr. Cramer then made a compromise motion to balance service and cost to stay with Republic Waste if the vote was in favor of back door and to go with WCA if the service went to curb side. The motion was seconded by Mrs. Hoffman and carried.

Mr. Cramer next presented the financial reports for the Association advising those present that the spending had been better than budgeted and the collections were now up to 96% which was normal for the Association.

Mr. Cramer then updated the board on the progress to recover the sales tax exemption monies now that the Association is now a 501C4 Corporation thus entitling them to an exemption from sales tax. He went on to cover the check register and noting those checks which were out of the ordinary.

After the check review, Mr. Burton made the motion to approve the checks for payment with Mrs. Hammons issuing the second. The motion carried.

Mrs. Naremore reported that the county lot on Theiss Mail Route Road had five dead trees and noted that if the county did not remove them, then the Association would have to pay to have them removed.

Mr. Cramer next advised that the Community Center Maintenance Committee did not meet in November. He went on to advise that there were several items that required Board approval. The first item for approval was the Breakfast with Santa event scheduled for December 5th with a budget of \$1,500.00. Mr. Burton made the motion to approve the funds with Mrs. Shinaver issuing the second. The motion carried.

The next item was the maintenance of the windscreens on eight of the courts at \$300.00 each. The motion to approve the expenditure was issued by Mr. Burton, seconded by Mrs. Hoffman and after some discussion, carried by a vote of seven in favor and five opposed.

The last item for discussion was the New Years Eve Party to be sponsored by the Association and held at the Community Center. Mr. Cramer noted that Mr. Gary Taffolla has agreed to chair the committee and requested a budget of \$2,000.00. The motion to approve the funding was issued by Mrs. Hoffman, seconded by Mrs. Hammons and carried with a stipulation that there could only be two guests per household of people who did not live in the subdivision.

Mr. Cramer then advised that any other items would be held until the December CCMC meeting.

Mr. Burton advised that the renovations to the tennis courts were done and had come in under budget.

The meeting then moved to Area Director Reports.

Mrs. Shinaver reported on two problem homes in her area and requested they be addressed under the deed restrictions.

Mr. Katz reported that he had received a complaint about the lights not working at the entrance of Champion Forest Drive and Louetta. There was a brief discussion with Mr. Woody volunteering to change the light bulbs. Mrs. Naremore will furnish the bulbs.

Mrs. Koscho expressed concern on the fencing along Louetta. She went on to advise that the area would look much better if the two trees that were leaning over Louetta were removed along with the dead shrubs. Ms. Walleck noted that it was in a County right-of-way and should be removed by the County. Mr. Cramer made a motion to appropriate up to \$1,000.00 to handle the work if the County would not take care of the problem. Mr. Gale seconded the motion and it carried.

Mr. Burton then distributed drawings of the first floor of a proposed new clubhouse building noting that if the Association extended the existing building ten feet to the front, they could build a 3500 sq. ft. building with close to the same footprint. Mr. Burton also suggested a one time assessment to avoid increasing the maintenance fees and putting a survey in the billing. There was then a lengthy discussion regarding the fitness center, the apartment and other avenues of financing the projects.

Mr. Cramer next presented the budget for the Association and a lengthy discussion ensued regarding a dues increase versus a one time assessment.

After the discussion, Mr. Burton made a motion for no increase in the dues for 2010 and allow the Association to develop a plan to present to the membership in 2010. The motion was seconded by Mr. Samson. Mr. Cramer's recommendation was to have an 8% increase every other year to accommodate anticipated CPI movement. After further discussion, Mr. Burton's motion carried with a vote of seven in favor, four opposed and two abstentions.

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