

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

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

**September 1, 2009**

### **STATE OF TEXAS**

### **COUNTY OF HARRIS**

The Regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on September 1, 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 p.m. Board Members in attendance were as follows:

Craig Chaszar  
Bill Burton  
Sheila Hammons  
Janet Hoffman  
Van Cramer

Connie Shinaver  
Dan Katz  
Eileen Koscho  
Ryan Sampson

Directors not in attendance is as follows:

Vince Glocksein  
Cory Gale  
Doug Raska

Carmon Middleton  
Tom McCloud

Also in attendance was Mrs. Eleanor Naremore and Stella Walleck of Consolidated Management Services.

Mr. Chaszar called the meeting to order and advised that there was not a quorum of the Board present but that the meeting would proceed with the reports and homeowner input.

Mr. Chaszar then recognized Mr. Bill Burton who reported on behalf of the security noting that there was nothing important to report because the Association had a very quiet month.

Mr. Burton then briefly covered several of the new laws concerning child seats, seat belts and cell phone use in school zones.

The meeting then moved to homeowner input.

Mr. Jason Quелlette advised the Board that he was a resident of Area 7 and was interested in serving as the Area 7 Director.

Mr. Milton Wynne reported on a problem with the Republic Waste billing noting the late fees that were charged and advising that he felt the late fees were usury.

Mr. Brian Wilkinson suggested the Board consider doing the yard of the month by area.

Mr. Chaszar then announced that a quorum was present to conduct business and proceeded with the approval of the Agenda. There being no changes, the agenda was accepted as presented.

Mr. Chaszar then called for a motion to approve the minutes of the previous meeting of the Board of Directors. There being no corrections, Mr. Burton made the motion to approve the minutes as presented. Mr. Cramer issued the second and the motion carried.

Mr. David Aguillar of Republic Waste next presented the Board with the price increases for the contract renewal for trash service. There was then a brief discussion regarding the recycling and back door pick-up and how many families were participating. After the discussion, Mr. Aguillar agreed to perform an audit to determine a number and notify the management company.

Mr. Cramer then presented the treasurer's report noting that the Association was close to budget on the year to date expenditures and was less that budget on the revenue due to the current economy. He went on to note that the monies that were not spent would make up for the revenue short falls.

Mr. Cramer next presented the Check Register for the Board's review and briefly covered any checks that were out of the ordinary. There being no questions, Mr. Burton issued the motion to approve the checks for payment with Mrs. Hammons issuing the second. The motion carried.

Mr. Cramer then reported on behalf of the Community Center Committee advising that there were no request for funds.

He went on to advise that the committee was reworking the specifications for the apartment renovations, the End of Summer event had cost about \$150.00 and was well attended. He thanked the Swim Team for volunteering to assist with the party.

He then advised that the tennis court renovations were complete except for a few items and that the project had come in \$12,495.00 under budget. He went on to advise that there had been concerns about the paint color on the courts and advised that Mrs. Hoffman and the tennis committee would be evaluating the situation and possibly changing the color.

Mrs. Hoffman reported on behalf of the Nominating Committee noting that all directors were rerunning for their positions.

There being no Area Director reports or old business, the meeting moved to new business.

Mr. Cramer distributed a multiple year projected cash flow analysis and long term plan with alternative projects to the Board for discussion. He advised the Board members of the various options and what they needed to decide. After a lengthy discussion, it was agreed that the Board would develop additional options and hold a special meeting to make a determination.

The Board next set the schedule for the election if there were contested position and adjourned to Executive Session.