

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Amended Minutes of a Regular Meeting of the Board of Directors

January 6, 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 January 6, 2009 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
Bill Burton
Sheila Hammons
Janet Hoffman
Van Cramer
Connie Shinaver

Dan Katz
Carmon Middleton
Doug Raska
Eileen Koscho
Ryan Samson

Directors not in attendance is as follows:

Vince Glocksein
Debbie Redding

Tom McCloud

Also in attendance was Stella Walleck of Consolidated Management Services, Eleanore Naremore, and Ofc. Chris Elke 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 advised that Mrs. Eileen Koscho had agreed to fill the unexpired term of Mrs. Hammons as the Area 8 Director and requested a motion to approve the appointment of Mrs. Koscho. The motion was issued by Mr. Burton, seconded by Mr. Cramer and carried.

Mr. Chaszar next recognized Mr. Burton who reported that the Association would be losing Ofc. Ecke who was being transferred to the BARS Unit for the Sheriff's Dept. He then recognized Ofc. Ecke who presented the security report for the Association advising of the status of the house burglaries that occurred since the first of November. He also noted that some of the stolen property had been recovered.

Mr. Burton then requested the Board's permission to draft a letter of commendation to be placed in Ofc. Ecke's records. The Board agreed unanimously.

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

There being no homeowner input, the meeting moved to Committee Reports.

Mrs. Sheila Hammons introduced Mr. Ennis Chafin who would be serving on the Architectural Control Committee along with Mr. Mitchell McMahon and herself. She went on to advise that since there continued to be a problem with contractor signs she had appointed Eleanor Naremore the help with the problem.

There was then a brief discussion on how the contractor signs would be handled. After the discussion, it was noted that the committee needed to be mindful of legal trespass and noted that only a committee member was authorized to trespass on the property to remove the signs.

Mr. Cramer next presented the financial reports for the Association noting that the expenses were relatively on plan with the income running about \$27,000 above budget.

He next presented the check register and briefly covered all items that were unusual. Mr. Burton made the motion to approve the checks for payment with Mr. Raska issuing the second. The motion carried.

Mr. Cramer then advised that the CCMC had not met prior to the board meeting but noted that the Breakfast with Santa and the New Year's Eve party had been very successful.

There was then a brief discussion regarding people attending the New Year's Eve function not being homeowners or residents with the Board agreeing that it needs to be discussed before the next event.

Mr. Cramer also advised that all of the bills to the grandfathered members had been mailed and that the pool repairs would began on January 7th and would include repairing the leaking corners and installing the new drains.

Mr. Cramer next advised that \$2,000.00 was being requested to purchase a new storage shed to replace the existing metal building.

The Board questioned the status of the security camera's for the fitness room and was advised that they are not complete.

Mr. Burton then questioned if the Board wanted to renew the contract with D & S Recreation or go out for bids. After a brief discussion, the Board agreed unanimously to continue with D & S Recreation.

Mr. Burton next made the motion to appropriate up to \$2000.00 for the purchase of a new storage building. The motion was seconded by Mrs. Hammons and carried.

Mrs. Naremore then reported that all of the trees had been trimmed with EF Tree Service doing an excellent job. She also advised that the deadline for the directory was February 1st and anyone needing to update their numbers needed to contact her prior to the first.

The meeting then moved to the Area Director reports.

Mrs. Shinaver questioned if anyone had heard anything about the storm drain markers which was a free program offered by the County. It was suggested to check the county web site.

Ms. Walleck advised that the New Directors Meeting would be on January 24th at 9:00 a.m. She went on to advise that any director was welcome and she would send out an e-mail notice to remind everyone.

There being no old business, the meeting moved to new business.

Mrs. Shinaver presented an article on recycling that she wanted submitted to Mr. Glocksein. Ms. Walleck agreed to scan it in and e-mail it to Mr. Glocksein.

Mr. Chaszar next advised that he had been looking into a communication system which would allow the association to contact homeowners when necessary to relay pertinent information. The cost of the system was \$50.00 a month and \$.12 a completed call. After a brief discussion, the Board agreed to look at this further before making a decision.

Mr. Chaszar next advised the Board that he wanted to engage the services of an architect and requested that by the next meeting, the Board decide what they wanted to do with the renovations.

Discussion then turned to the date for presenting the budget to the homeowners. Mr. Chaszar advised that a board member from WCID 114 had requested to attend the March meeting and address the members with regard to the bond election. After a discussion, it was agreed to hold the regular Board Meeting on March 3rd and the budget meeting on March 31st.

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