

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Amended Minutes of a Regular Meeting of the Board of Directors

STATE OF TEXAS

COUNTY OF HARRIS

A regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on January 11, 2011 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
Vince Glocksein
Bill Burton
Sheila Hammons
Janet Hoffman
Van Cramer

Tim Mc Williams
Carmon Middleton
Doug Raska
Keyth Iannelli
Eileen Koscho
Connie Shinaver
Bryan Thomas

Directors not in attendance were as follows:

Keyth Iannelli

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

Mr. Chaszar called the meeting to order and established that a quorum was present. He then called for the approval of the agenda. There being no changes, the agenda was approved as presented.

Mr. Burton then presented the security report for the Association noting that it had been an uneventful month with nothing significant to report. He then recognized Ofc. Ivy who briefly addressed the meeting.

Mr. Chaszar next recognized Matthew Hardman who is a Boy Scout working on his Eagle project. He proposed to build three picnic tables for the recreation area as his project. The tables would be made of treated wood and six feet long. The Board thanked Matthew and approved his project.

The meeting then moved to homeowner input.

Mr. Chaszar noted that there was a number of homeowners who were participants in the tennis leagues and were present to support Mrs. Harr. He went on to advise that the Board would be glad to hear their comments but would not be able to discuss this issue in an open meeting.

Mr. Chaszar next recognized Mrs. Peggy Shockley who presented comments encouraging the Board to rehire Mrs. Harr as they felt she was an asset to the community.

Mr. Mick Mikuenski, Mrs. Kathy Dodge, and Mrs. Lori Roberts all expressed similar sentiments regarding Mrs. Harr.

Mr. Greg Williams questioned the Board on the security reports published in the newsletter and expressed concerns on the contract deputy program. He went on to advise that he had additional questions and would get with Mr. Burton to get them answered.

A question was raised regarding the accident involving the entrance monument at Naremore and Stuebner Airline. Mrs. Naremore reported on the accident and the status of the claim with Allstate.

Mr. Glocksein briefly explained the delay in getting the funds from the insurance company.

Mr. Chaszar next called for a motion to approve the minutes of the previous meeting of the Board. After noting a correction, Mr. Burton made the motion to approve the minutes as amended. The motion was duly seconded and carried.

Mr. Glocksein reported on the status of the mosquito contract and went on to advise that the pool management contract would be submitted for bids to be presented at the March meeting.

Mr. Cramer next reported on the year end financial condition of the Association noting that the income was over plan due to both increased revenues and reduced expenses. The increased revenues were primarily due to the new HOA tax exempt status and the reimbursement of Texas Sales Taxes. He also gave thanks to the efforts of the Legal Committee for their efforts to accelerate collections despite a difficult economic climate. He went on to report on the status of the expenditures for the year that were below budget, leaving the Association with an approximate \$400,000.00 in reserves (taking into normal account the early collections from 2011 dues).

Mr. Burton briefly reported the collection statistics to the Board noting the successful collection efforts of the committee.

Mr. Cramer next distributed the check register and briefly covered any checks that were unusual. After the review of the checks, Mr. Burton issued the motion to approve the checks for payment. The motion was seconded by Mr. Glocksein and carried.

Mrs. Naremore then reported that she no longer wanted to revamp the Champion Forest esplanades as previously reported and that she would present a new plan at the February meeting.

Mr. Chaszar next advised that there was no Community Center Management Committee meeting and briefly reported on the maintenance items that had been handled by the staff. He went on to advise that the Association needed to replace the fence between the wall and the school behind courts 3 and 4. The estimated cost for chain link was \$550.00 and for 12 foot wooden was \$630.00. After a brief discussion, Mr. Burton issued a motion to replace the fence at a cost not to exceed \$630.00. The motion was seconded by Mr. Cramer and carried.

Mr. Chaszar next reported that the New Years Eve event had been well attended and that Mrs. Bonnie Hall had done such a great job that the cost to the Association had only been \$261.00. He then requested the Board approve refunding \$70.00 in ticket sales to Mrs. Hall as a thank you. The motion was issued by Mrs. Hoffman, seconded by Mrs. Koscho and carried.

Mr. McWilliams then reported on behalf of the Facilities Development Committee reporting that the Committee had issued the Request for Proposal (RFP) and submitted it to fifteen architects. The

proposals were due to be returned on January 13th and the Committee will meet on the 15th to do the evaluations. Mr. McWilliams went on to advise that copies of the RFP were available for the Boards' review and requested permission to place the RFP on the Web Site. After a brief discussion, Mr. Burton issued the motion to place the RFP on the web site with Mr. Cramer issuing the second. The motion carried.

Under new business, Mr. Cramer advised that the Board needed to approve the expense for the 2010 Audit at \$4,000.00. The motion was issued by Mr. Burton, seconded by Mr. Raska and carried.

Discussion next turned to approving the reduction of Area Directors from nine to seven. Mrs. Naremore advised the Board needed to make a decision in order for the 2011 directory to be correct. The Board agreed to discuss the issue in Executive Session.

The Board next reviewed the history of the ATR Property and proceeded with a discussion of making an offer on the strip of property that crossed into the Association's property. After the discussion, Mr. Burton made the motion to proceed with negotiations with a beginning offer of \$5,000.00 and not to exceed \$10,000.00 with the Association paying closing costs. The motion was seconded by Mr. McWilliams and carried. The Board authorized Mr. Chaszar and Mr. Cramer to handle the negotiations.

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