

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

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, was held on August 2, 2011 at the Memorial Northwest Community Center located at 17440 Theiss Mail Route Road, Spring, Texas 77379. Board Members in attendance were as follows:

Craig Chaszar	Connie Shinaver
Vince Glocksein	Carmon Middleton
Bill Burton	Eileen Koscho
Sheila Hammons	Doug Raska
Janet Hoffman	John Binkley
Van Cramer	

Directors who were not present are as follows:

Tim Mc Willims	Bryan Thomas
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Mr. Chaszar called the meeting to order and proceeded with the approval of the agenda. There being no changes, the agenda was approved as presented.

Mr. Chaszar then recognized Mr. Bill Burton, 2nd Vice President, who presented the security report for the Association. Mr. Burton reported on the problem with metal thefts noting that they were now targeting individual water meters. Mr. Burton went on to suggest that the homeowners contact Commissioner Eversole to have the County implement an identification system when people come in to sell metals.

Mr. Burton also noted that there had been a number of reported thefts and burglaries of motor vehicles at Willowbrook and suggest homeowners

be cautious. He also reported on the fires that had been set in the tennis court area.

Mr. Chaszar advised that the Board is reviewing the options on the new facility along with getting bids and checking the scope of the work.

Mrs. Hoffman questioned the Board on what would be presented by the Facilities Development Committee at the additional meetings that were scheduled for August. After a brief discussion, the Board agreed to cancel the meetings.

The meeting then moved to homeowner input.

Mrs. Thurber addressed the Board with suggestions that the proposed facility renovations be toned down or attempted in a manner that would not require a loan.

Mrs. Robin Lent questioned the Board on whether the plans and financing had been previously approved by the Board. After being advised that no Board vote had been taken, she requested to know the individual Board Member's position on moving forward with this plan.

After having been advised that she could not request a vote from the floor of the meeting, Mrs. Hoffman made a motion to call a vote on moving forward with the proposed master plan. The motion was seconded by Mrs. Hammons and moved to a lengthy discussion.

After several clarifications of the motion, the final motion was to vote in favor or against the proposed conceptual plan and funding of \$2.5 million.

Voting In Favor

Connie Shinaver
John Binkley
Van Cramer
Craig Chaszar
Elaine Koscho

Doug Raska Abstained

Voting against

Carmon Middleton
Janet Hoffman
Sheila Hammons
Vince Glocksein
Bill Burton

Discussion then continued with members of the Facility Development Committee explaining the steps that had been taken to develop the plans for the building and pool that would meet the needs of those homeowners and groups that would be using the facility.

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 Mr. Cramer and carried.

Mr. Glocksein next reported that all contracts were in place and not up for renewal. He also noted that the mosquito fogging was being conducted three times per week.

Mr. Cramer advised that the Association was on budget for the year with collections at 95%, which was typical for this time of the year, and expenses were actually slightly below budget.

Mr. Cramer next distributed the check register for checks written in payment of the Association's accounts. After reviewing the checks and Mr. Cramer explaining any unusual checks, Mrs. Hoffman made a motion to approve the checks as presented. Mr. Burton issued the second and the motion carried.

Under new business, Mr. Chaszar advised that the September 13th meeting would be a General Meeting of the Homeowners to finalize the nominations for the Election. Positions that were up for election were the President, 1st Vice President, 2nd Vice President and all even numbered Area Directors. He went on to advise that the Board Meeting would be combined with the General Meeting.

Mr. Chaszar next advised that the Board would need a motion to cancel the information meetings on the facility that were scheduled for August. The motion was issued by Mr. Cramer, seconded by Mr. Burton and carried.

There being no further business for the General Meeting, the Board adjourned to Executive Session.