

**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, was held on February 7, 2012 at the Memorial Northwest Community Center located at 17440 Theiss Mail Route Road, Spring, Texas 77379. Board Members in attendance were as follows:

Bill Burton	Carmon Middleton
Vince Glocksein	Eileen Koscho
Sheila Hammons	Bryan Thomas
Janet Hoffman	Greg Schindler
Tim McWilliams	John Binkley

Directors who were not present are as follows:

Chris Smith	Connie Shinaver
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Also in attendance was Stella Walleck of Consolidated Management Services and Mrs. Eleanor Naremore, Committee Chair.

Mr. Burton called the meeting to order and read an email from Mr. Van Cramer who presented his resignation from the Board. He went on to advise that Mr. Cramer's services to the Board will be greatly missed and advised anyone interested in the position to contact the management company.

Mr. Burton next advised the Board that Mrs. Shinaver was undergoing medical treatment and would be absent from the meetings for awhile. Mr. Glocksein made a motion to forego the removal after three meetings with Mrs. Hammons issuing the second. The motion carried.

Mr. Burton then called for a motion to approve the minutes of the previous meeting of the Board. There being no changes, Mrs. Hoffman made the motion to approve the minutes as presented. Mr. Schindler issued the second and the motion carried.

The meeting then moved to homeowner input.

Mrs. Terry Knovak advised the Board that she would be available to volunteer on the committee working on the new building. She went on to suggest that the reader boards be changed to remove "Club House closed". Mr. Burton noted that they would take it under advisement.

The meeting next moved to the considerations for financing the new facility.

Mr. Schindler made a detailed presentation suggesting the Association consider a vote of the members to allow for a \$150.00 a year increase that will not escalate and will expire in ten years.

Mr. Glocksein presented an alternative plan which would have the facilities improved on a "Phased Plan" which would involve using the existing reserve, future increases and possibility a loan to build the facility.

There was then a lengthy discussion regarding the various approaches. After the discussion, Mrs. Hammons issued a motion to proceed with the phased plan combined with a subdivision survey and the results of the survey. The motion was seconded by Mr. Glocksein and carried with six in favor, three opposed and one abstention.

Discussion then turned to opening the pool for the summer season. Mrs. Koscho presented the proposal for the swim team to use the facility for practice with the swim meets being held at another location (see attached report). After a lengthy discussion regarding the pool and the sewer line, Mr. Thomas made a motion to close the pool with the exception of swim team practice. The motion was seconded by Mrs. Middleton and carried with six in favor, one opposed and three abstentions.

After further discussion, the Board agreed to look into demolishing the building, making temporary repairs to the sewer and opening the pool

for the entire community. If the cost is reasonable, the Board can approve via email or hold a special meeting.

Mr. Schindler next reported that installation of timers on the tennis court lights would save the Association approximately \$6,000.00 to \$8,000.00 annually which would be the approximate cost of installation. The Board briefly discussed the timers and agreed to table until further information was received.

Mr. Burton then advised that the Board needed to establish a By Law Committee and he would like to appoint Jack Searcy as the Chair. The motion to approve the appointment was issued by Mrs. Hammons, seconded by Mrs. Hoffman and carried.

Mrs. Hoffman requested the Web Site changes be tabled until a future meeting.

Mr. Glocksein advised that the landscaping contract was up for renewal and that Brookway had agreed to renew the contract with no increase for two years. After a very brief discussion, Mr. Thomas made the motion to renew the contract with Mrs. Koscho issuing the second. The motion carried.

Mr. Glocksein then presented the check register for the Board review and briefly covered the checks that were not considered usual. After reviewing the check register, Mrs. Hoffman made the motion to approve the checks for payment. Mr. Binkley issued the second and the motion carried.

Mrs. Koscho next presented the minutes of the CCMC meeting (attached).

Mrs. Naremore reported that they were approximately half way through removing the dead trees due to the weather and the ground being wet.

Mrs. Koscho noted that her committee would have the survey ready by the March meeting.

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

EXECUTIVE SESSION

The meeting of February 7, 2012 reconvened in Executive Session with all Board Members and Ms. Walleck still present.

The Board voted to have one seriously delinquent collection account posted for sale.

The Board rejected a proposal by Finn Aquatics to implement repairs to the pool in return for a long term lease.

There being no further business, the meeting adjourned.