

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 July 10, 2012 at the Faithbridge Methodist Church at 18000 Stuebner Airline, Spring, Texas 77379. Board Members in attendance were as follows:

Bill Burton
Chris Smith
Sheila Hammons
Janet Hoffman
Bruce Holland

Eileen Koscho
Bryan Thomas
Greg Schindler
John Binkley

Directors who were not present are as follows:

Connie Shinaver
Vince Glocksein

Tim McWilliams

Also in attendance was Stella Walleck of Consolidated Management Services.

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

Mr. Burton then recognized Mr. Chris Smith who presented the security report for the Association. He then recognized the Officers working with the subdivision who discussed the issues with Burglaries of Motor Vehicles. The Officers also advised homeowners present to keep their garage doors closed to avoid thefts of lawn equipment and other items.

Under homeowner input, Mr. Randy Watts questioned the Board on the process that was being done to move the building of the new facility forward. There was a brief discussion of the process and how the subdivision was moving forward.

Mr. Holland next submitted the check register for the Board's review. Questions were raised regarding several checks. After reviewing the issues, and upon a motion made by Mrs. Hoffman and seconded by Mrs. Hammons, the Board agreed to suspend the air conditioning retainer for the club house and re-evaluate the necessity of having a future retainer when the building is complete.

Mr. Holland then made a motion to approve the checks submitted for payment. The motion was seconded by Mrs. Hoffman and carried.

Mrs. Naremore next reported that there had been an automobile accident at Stuebner Airline and Theisswood Road and destroyed several shrubs. She advised that Brookway would replace the Shrubs at a cost of \$177.00. She went on to advise that they needed to prune a Sycamore and take down a pine tree at a total cost of \$225.00.

Mrs. Naremore then advised that the grating next to Court #8 had been completed but would need to be redone. She went on to advise that KISD would also redo their portion of the grading. She went on to advise that the annual brush hogging of the back of the park had been done at a cost of \$650.00 which was part of the Brookway annual bid.

Mrs. Naremore next advised that the entrance at Aylesbury and Theiss Mail Route Road had been vandalized and the light fixtures demolished. She went on to advise that the bid to implement the repairs was \$635.00 total.

After a few questions, Mrs. Koscho made the motion to approve all request. The motion was seconded by Mrs. Hoffman and carried unanimously.

Mrs. Thurber reported on behalf of the Neighbor helping Neighbor program advising that they were looking for volunteers.

Mr. Burton advised that the bylaw revisions were about complete and would probably be ready for submission to the Board in August.

Mrs. Hoffman advised that the web site was still under revision and Mrs. Koscho noted that there were four volunteers for the new Marketing Committee.

Mr. Schindler reported that he had been out of town and had not made much progress of the plans. He went on to advise that he needed to finish the site criteria and would hopefully have it to the Board before the next meeting.

Mrs. Koscho reported for the CCMC noting that there were no items requiring the Board's attention. She went on to report that the Committee was looking at the options to restore the lights on the parking lot. She went on to report that Mrs. Kidney was looking at alternative companies to handle the early morning work on the tennis courts as well as the cleaning.

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

EXECUTIVE SESSION

The meeting of July 10th resumed in Executive Session with all Board Members and Ms. Walleck still present.

The meeting opened with Ms. Walleck reporting on the latest information regarding the issue of multi-family homes in the subdivision noting that Mr. Gainer was currently handling the problem.

Mr. Burton the advised that the Area 3 Director had not responded to his calls or emails and he felt that she was no longer interested in serving on the Board. He requested Ms. Walleck to notify her that the Board would be replacing her.

Discussion then turned to the need for the continued services of a maintenance person. After a brief discussion, the Board agreed to look at the hours and work that was being done for the next month and discuss at the August meeting.

Mr. Burton next noted that in the past, the Association had given Christmas gifts to the deputies, several Brookway employees and the office staff. He suggested this was a good time to eliminate this practice.

Mrs. Hammons then noted that she would close on her house on the 25th of the month and move to a rental property within the subdivision.

There being no further business, the meeting adjourned.