

**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 September 4, 2012 at the Faithbridge Methodist Church at 18000 Stuebner Airline, Spring, Texas 77379. Board Members in attendance were as follows:

Bill Burton	Connie Shinaver
Jerry Zelonish	Tim Mc Williams
Janet Hoffman	Kathy Bernhardt
Bruce Holland	Bryan Thomas
	Greg Schindler

Directors who were not present are as follows:

Vince Glocksein	Chris Smith
Eileen Koscho	John Binkley

Also in attendance was Stella Walleck of Consolidated Management Services.

Mr. Burton called the meeting to order and proceeded with the approval of the minutes of the previous meeting of the Board. There being no changes, Mrs. Hoffman made the motion to approve the minutes as presented. The motion was seconded by Mrs. Shinaver and carried.

The meeting then moved to homeowner input.

Mr. Thurber questioned plans for the building and if they were available for the membership.

Mr. Schindler advised that the bids had been sent out and were expected back on September 12th.

Mr. Randy Watts expressed the same concerns regarding the plans and the delays in the process.

Mr. Holland then distributed the checks for the Boards review and approval. There being no questions, Mr. Holland issued the motion to approve the checks with Mrs. Hoffman issuing the second. The motion carried.

Mr. Burton next recognized Mrs. Eleanor Naremore who presented the nominating committees recommendations for candidates for the Board. The nominees were as follows:

Bruce Holland – Treasurer
Janet Hoffman – Secretary
Ron Hollingshead – 3rd Vice President - ACC/Deed Restrictions
Connie Shinaver – Area 1
Kathy Bernhardt – Area 3
Bryan Thomas – Area 5
Holly Williams – Area 7

Mr. Burton then called for nominations from the floor. Mr. Jerry Zelonish then nominated Mrs. Denise Knox for the 3rd Vice President - ACC/Deed Restriction. There being no further nominations, Mr. Burton called for a motion to close the nominations. The motion was issued by Mrs. Hoffman, seconded by Mr. Zelonish and carried.

Mr. Burton next reported that he had appointed the following Election Committee:

Anne Kidney
Dave Warne
Stella Walleck
Connie Shinaver
Greg Schindler
Vince Glocksein

Mr. Burton then briefly explained the election process and the Board approved the committee.

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

EXECUTIVE SESSION

Mr. Burton reconvened the meeting and proceeded with the report of the attorney for the multi-family home requesting a meeting with the Board. He went on to advise since the next meeting was a General Meeting of the Homeowners, he had advised that the November meeting would be more convenient.

Mr. Burton then advised he had been contacted by the new owner of the ATR Property about purchasing the strip of land that bisected the Association's property. The asking price was \$43,200.00. The Board agreed that they were not interested in purchasing the property.

The Board next discussed the way that the Association was assessing composite lots. After reviewing the current policy, the Board agreed to leave the policy as it has been in the past.

Mr. Burton then clarified with the Board that a 10% increase in the fees would also apply to the grandfathered members of the club. The Board agreed.

Mr. Burton next advised that he would like to revisit the issue of keeping Bob Franco on retainer. He went on to advise that Bob had done a great deal for the subdivision and would also be beneficial in the future. Mrs. Hoffman made the motion to continue the payments with Mr. Zelonish issuing the second. The motion carried with seven in favor and two opposed.

Mr. Schindler then advised that he was concerned about the security issues noting that there had been a number of questions about the recent drug raids.

There was then a lengthy discussion regarding the proposed by law amendments. After the discussion, Mr. Burton called for a vote to leave the "shall" in Article 10. The vote was six in favor, two opposed and one abstention.

The next discussion was on increasing the quorum requirements for a general meeting from 30 to 150. After a brief discussion, Mr. Schindler

made the motion to change the requirement to 150. The motion was seconded by Mrs. Hoffman and carried with a vote of eight in favor and one opposed.

Mr. Burton the made a motion to approve the bylaws as amended and subject to the approval of the homeowners. The motion was seconded by Mrs. Hoffman and carried.

There being no further business, the meeting adjourned.