

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 January 15, 2013 at the Faithbridge Methodist Church located at 18000 Stuebner Airline, Spring, Texas 77379. Board Members in attendance were as follows:

Bill Burton
Vince Glocksein
Bruce Holland
Ron Hollingshead

Tim McWilliams
Eileen Koscho
Greg Schindler

Directors who were not present are as follows:

Janet Hoffman
Connie Shinaver
Bryan Thomas

Chris Smith
Kathy Bernhardt
Holly Williams

Also in attendance was Stella Walleck of Consolidated Management Services, Mrs. Anne Kidney and Ofc. Ivy.

Mr. Burton called the meeting to order and advised that a quorum of the board was not present as yet. He then proceeded with a review of the check register so that the board could process checks in payment of the association's accounts. After reviewing the checks, those board members present agreed to process the checks for payment.

Upon Mr. Schindler's arrival, Mr. Burton advise that a quorum of the board was present and proceeded with the motion to approve the minutes of the previous meeting of the board. There being no corrections, Mr.

Hollingshead made the motion to approve the minutes as presented. The motion was seconded by Mr. Holland and carried unanimously.

Ofc. Ivy of the Harris County Sheriff's Department briefly discussed the security issues of the Association.

The meeting then moved to homeowner input.

Mr. Burton recognized a homeowner who questioned the status of the new facility and if there would be a fitness center in the new facility. He was advised that there was indeed a very nice fitness center proposed for the building.

Another homeowner questioned the board on when the playground would be brought up to standards. Mr. Burton advised that the playground was the second phase of construction but would not be done in the year of 2014.

Mr. Burton next advised that since there was a quorum of the board he needed an official motion to approve the checks. The motion was issued by Mr. Glocksein, seconded by Mr. Holland and carried.

The meeting then moved to committee reports.

Mrs. Koscho reported on behalf of the community center management committee advising there was nothing major to report during the month. She went on to advise that she had copies of the manager's report in the maintenance report if anybody was interested.

Mrs. Koscho next advised that there had been vandalism in the park area to one of the picnic tables. She distributed photographs of the damage and advised that David Trim had made the repairs.

Mrs. Koscho then reported that she and Mrs. Kidney had reviewed the pool hours and were recommending the following changes. The pool would open on Memorial Day weekend, close on Labor Day weekend with the hours being 10 AM to 8 PM, Monday through Friday and 12 PM to 8 PM on Saturdays and Sundays. She went on to advise that in the past the Association had five lifeguards on duty. After reviewing the contract, it was determined that they could open the pool with four lifeguards and hire a

young person to serve as a gate guard and save the Association monies. After a brief discussion, Mrs. Koscho made the motion to approve the changes in the contract. The motion was seconded by Mr. Glocksein and carried.

Mr. Glocksein reported on behalf of the grounds committee noting that the new trees would be planted in the vacant cul-de-sacs within the next week.

Under old business, Mr. McWilliams question how many Residential Treatment Centers there were in the subdivision. Mrs. Walleck gave him a list of the homes the Association was aware of. If there was one not included in this group he needed to get the address so that she could check it out and verify whether it was a licensed facility are not.

Under new business Mr. Glocksein advised that there was a house Theiss Mail Route Road that had approximately 20 bags of lawn debris at the curb. He went on to note that they had been there for several weeks and questioned Ms. Walleck as to what could be done. Ms. Walleck advised that she would contact Mr. Aguilar at Republic Waste and request they pick it up. She went on to advise that in the past she had advised Mr. Aguilar to send the Association the bill, however they had never done so.

There being no further business for the general meeting the board adjourned to executive session.

EXECUTIVE SESSION

The meeting of January 15, 2013 resumed in executive session with all board members and Ms. Walleck still present.

Mr. Burton opened the meeting with a report of the swim team's request that the Association pay for their use of the Klein swimming pool for the swim meets in the 2013 season. Mr. Burton went on to advise that he was adamantly opposed to funding the swim meets at Klein High School. After further discussion, the board agreed.

Mr. Burton then questioned Mr. Schindler if the contract for the building was available for execution. Mr. Schindler advised that he had emailed a copy of the contract to the entire board right before the meeting.

Mr. Burton next advised that if anyone had any objections to executing the contract, that they should get their objections on the record as of this meeting.

Mr. Glocksein advised that he opposed proceeding with the contract due to the cost of the facility and that in all other respects he agreed with the work that had been done.

Mr. McWilliams then noted that the other board members who were not present needed to be allowed the opportunity to voice any objections or complaints that they had with the issue. Mr. Burton advised that he would allow them to do so at the next meeting.

Mr. Schindler then distributed a chart showing the changes to the contracts and briefly explained what and how he had made the contract changes. He went on to note that he had already sent the proposed contract out to all the board members.

Mr. Burton advised that he would send an email to all the board members advising them that he needed their approval or rejection of the project so that we could proceed with the contract.

Mr. Burton next advised that he would like to appoint Mr. Ron Hollingshead and Mrs. Eileen Koscho to a committee to work on the finishing details for the building. There was a brief discussion of what

details they would be responsible for such as indoor and outdoor finishes, and they were advised to bring their changes back to the board. There were no objections from the board on having these two board members serve as the finishing committee.

Mr. Burton next advised he had been contacted by Mrs. Kidney to sign a contract with a towing company for the recreational facility. There was a brief discussion regarding vehicles being towed, with Mr. Burton advising that he was opposed to signing a contract with any towing company.

Mrs. Koscho reported that Mrs. Kidney had been contacted by several of the grandfathered members and advised that they would like to have a copy of the latest Memorial Northwest directory. She was advised by Mrs. Naremore that she had the directories at her house and advised that the board would need to approve distributing them to the grandfathered members. After a brief discussion Mr. Glocksein made a motion to provide 25 directories to Mrs. Kidney for distribution to the contract members. The motion was seconded by Mr. Burton and carried.

Mr. Burton then noted that at the previous meeting of the board held at Mrs. Hoffman's home, the board had agreed that Mrs. Sandy Remson would take over the Welcoming Committee for the Association. Once the new homeowner list was received, Ms. Remson would contact the Area Directors to determine if they wanted to make the welcome visit and if they did not, she would handle it for them.

Mr. Holland then reported that at the next meeting of the board, he would have engagement letters for an auditor. There was then a brief discussion regarding the prior audit and having the auditing firm prepare the audit in an expeditious manner. After the discussion, Ms. Walleck agreed to contact the auditing firm and find out when they could prepare the audit. She went on to advise that she would notify the board of when they could start.

There being no further business the meeting adjourned.