

**MEMORIAL NORTHWEST HOMEOWNERS  
ASSOCIATION**

**Amended Minutes of a  
General Meeting of the Homeowners and 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 November 5, 2013 at the Memorial Northwest Community Center located at 17440 Theiss Mail Route Road, Spring, Texas 77379. Board Members in attendance were as follows:

Vince Glocksein	Connie Shinaver
Chris Smith	Kathy Bernhardt
Oran Woody	Eileen Koscho
Janet Hoffman	Bryan Thomas
Bruce Holland	Greg Schindler

Directors not in attendance were as follows:

Tim McWilliams

Mr. Glocksein called the meeting to order and proceeded with a report that the family of the home on Royal Crest where the reported tree problem was located had agreed to work with the Association on getting the trees removed.

Mr. Glocksein then called for a motion to approve the minutes of the previous meeting of the Board. After a brief review Mrs. Hoffman made the motion to approve the minutes as presented. Mrs. Koscho issued the second and the motion carried.

Mr. Chris Smith next presented the security report advising the board that there would be no increase in the security contract for 2014. He went on to report there had been break-ins in the subdivision during the month but there was really nothing else to report. Ms. Walleck noted that one of the problem houses on Oak Moss had been raided by the Sheriff's office and as a result the homeowners had evicted the tenants.

The meeting then moved to homeowner input.

Mr. Stan Thurber questioned the board on the presence of a utility pole on the Esplanade that had been left there for some time by Center Point. The board requested Ms. Walleck check with Center Point and see if it can be determined when the work will be completed.

Mrs. Hemeyer questioned the house on Shadow Valley that had been vacant for a number of years. She was advised by Ms. Walleck that the owner was currently remodeling the house with the intention of moving back in.

Mrs. Hemeyer then question the board on unifying the fences along Champion Forest Drive. She was advised that the board looked into this and were not able to proceed due to the cost factor and the fact that the fences were owned by the individual property owners.

Mrs. Dao questioned the board on the cost of replacing the pool furniture for next year. She was advised that the cost of the furniture was expensive because the Association was purchasing commercial grade furniture which would last longer and better serve the community.

Mr. Bruce Holland then presented the Treasurer's report for the Association. After distributing the check register, he briefly covered any unusual checks that the Association was paying. There being no questions on the checks, Mr. Holland made the motion to approve the checks for payment. The motion was seconded by Mrs. Bernhardt and carried unanimously.

Mr. Holland next reviewed the association's cash position anticipated at year end to be approximately \$450K.

There being no area director reports, the meeting moved to old business.

Mr. Glocksein reported that Mr. Gainer has advised that the Association could proceed with filing the tennis, pool and fitness center rules separately instead of a comprehensive policy and procedures manual. There was a brief discussion regarding this issue and the meeting moved to the age limit that could use the facilities without being accompanied by a parent. After the discussion, Mrs. Shinaver recommended that the age limit remain the same for the next few months. Mrs. Hoffman then made a motion to keep the age limit at 16 and older. The motion was seconded by Mrs. Shinaver and carried with seven in favor one opposed and two abstentions.

Mr. Schindler requested that the terminology “fingerprint technology” be replaced with biometrics. Mr. Schindler suggested the definition of “Member(s)” be revised to match our current by-laws. He also stated the Gainer policy only allows owners to rent the community center. The General Rules and Regulations section excludes tenants in our community. Mr. Schindler suggested that the owners vote to approve the delegation of owner access privileges to tenants. This is to assure the owner no longer desires to retain access privileges for themselves or their family.

After a lengthy discussion concerning the policies and procedures, Mr. Glocksein suggested that the Association approve and post the rules for the facilities only.

Mr. Holland then made a motion to adopt the policy as recommended by the association’s attorney, Mr. Michael Gainer. The motion was seconded by Mrs. Bernhardt and carried by a vote of six in favor, two opposed and two abstentions.

Discussion next turned to the membership registration form and the question of adding an indemnification clause to the application. After basically approving the form, the board agreed to have Mr. Glocksein work on language for the indemnification and get it approved by Mr. Gainer. The motion to so do was issued by Mrs. Koscho, seconded by Mr. Thomas and carried.

Mr. Glocksein next advised he had requested Mr. Gainer to prepare a board resolution on the approval of the increase in the assessment for 2014.

There was then a brief discussion about the necessity of the resolution with the board agreeing to execute the resolution and file it with the minutes and on the web site.

Mr. Glocksein then presented an alternate proposal for trash service from Waste Management. He went on to note that the prices were comparable to those of Republic Waste and recommended the Association stay with Republic Waste. The recommendation was approved upon a motion made by Mrs. Bernhardt, seconded by Mr. Smith and carried unanimously.

Mrs. Koscho next presented the board with the necessity for extending the current security contract with Champion Security for three months. She went on to advise that the additional cost would be \$8,462.50. She then made the motion to extend the contract. The motion was seconded by Mrs. Hoffman and carried with eight in favor and two abstentions.

Mrs. Koscho went on to explain the Breakfast with Santa and the Senior program and requested volunteers to assist with these functions. She went on to add that the club needed volunteers for all functions.

Mrs. Koscho next reported on the leak in the sprinkler system behind Pro Shop noting that they were waiting until the area dried out to secure additional bids.

Mr. Glocksein then advised that the Association needed to set the fees for the grandfathered members. After a brief discussion, the board agreed to raise the grandfather membership fee to \$560.00. There would be no senior rates applied to the seven families that had moved out and retained their membership. The motion to so approve was issued by Mrs. Hoffman, seconded by Mr. Schindler and carried unanimously.

Mrs. Koscho reported that the Ladybugs had their garage sale event scheduled for February. In the past, the Association also sponsored a recycling and shredding event at a cost of \$500.00. Ms. Koscho made the motion to proceed with the recycle and shredding program. The motion was seconded by Mrs. Hoffman and carried unanimously.

Discussion then turned to a long term solution to making sure the building was clear and the doors were locked at 10:00 pm. After a brief

discussion, Ms. Walleck suggested the subdivision look for a retired homeowner who would be willing to come every night to check the facility to make sure it was clear and lock the doors in return for a small stipend. The board agreed.

After determining that there was no need for an executive session, the meeting adjourned.