

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 December 3, 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	Tim Mc Williams
Chris Smith	Kathy Bernhardt
Janet Hoffman	Eileen Koscho
Bruce Holland	Bryan Thomas
Connie Shinaver	Greg Schindler

Directors not in attendance were as follows:

Oran Woody

Mr. Glocksein called the meeting to order and proceeded with the approval of the previous meeting of the Board. Mr. Schindler had previously emailed several amendments to Ms. Walleck. After a brief review, Mr. Holland issued the motion to approve the minutes as amended. The motion was seconded by Mrs. Hoffman and carried.

Mr. Glocksein then recognized Mrs. Dorie Brannigan who addressed the Board with regard to charging the ladies tennis ladder for use of the facilities for their year end party and requiring that deputies be present because they were serving alcohol. Mr. Glocksein advised the Board would discuss it further and let her know.

Mr. Stan Thurber once again questioned the Board on the utility poles that were left in the right-of-ways by Center Point Energy. Mrs. Naremore advised that she had contacted Center Point with an alternative place to store the poles and had no response.

Mrs. Diane Payne, President of the Lady Bugs, addressed the Board with regard to the Arbor Day event that the Lady Bugs were sponsoring. She noted some minor changes to the original plans and requested that the brochures be circulated and placed on the web site.

Mr. Mychael Khim addressed the Board with regard to the age limit of children allowed in the Fitness Center. The Board explained the problem with allowing young people under sixteen into the facility.

Mr. Mat Castaneda questioned the Board on who was responsible for the maintenance and repair of the walls that backed up to the properties on Theiss Mail Route Road. He was advised that those maintenance items rested with the individual homeowners.

Mr. Lawrence McKinney addressed the Board with regard to several stop signs along Cado Lane that had graffiti. Mrs. Naremore agreed to report to the County.

Mr. Holland then proceeded with the Treasurer's report noting that the collections continued to be good. He then briefly reviewed the check register and fielded questions with regard to the checks. After a brief review, Mr. Holland made the motion to approve the checks for payment. The motion was seconded by Mr. Schindler and carried.

Under Area Director reports, Mr. Schindler distributed and verbally covered a report he had compiled on the deed restrictions in his area over the past two years.

Mr. Smith next presented the security report for the Association noting that there had been a problem with packages being stolen off of the front porches of properties. He went on to advise that homeowners needed to be present if they were expecting deliveries or have them delivered to secure locations.

Discussion then turned to old business.

The first order of business was the pending email motion to reconsider the filing of the Policies & Procedures for the facility. There was a brief discussion regarding the absence of Mr. Woody who had seconded the original motion.

Mr. Michael Gainer then proceeded to explain the “definition of members” and the delegation of rights to a tenant.

After further discussion, the Board agreed to accept the original motion and second and proceed with the vote. Mr. Holland noted that he had an objection to accepting Mr. Woody’s second in his absence.

Mr. Glocksein then called the motion to a vote. The vote was two in favor, five opposed and three abstentions. The motion to reconsider failed and the Board will proceed with filing the Policies and Procedures.

The meeting then moved to new business.

Mr. Glocksein presented the information on Pac/Splash leasing the pool for their group noting that this had been done for a number of years. After a brief discussion, the Board agreed on a rental rate of \$25.00 per hour with the usage being between 5:00 a.m. and 8:00 a.m. five days per week. The motion to so approve was issued by Mr. Smith, seconded by Mrs. Hoffman and carried.

Discussion then turned to the alcohol policy applicable to renting the room for parties. After a very lengthy discussion, Mr. Schindler made a motion to leave the policy as previously agreed upon but allow Mrs. Kidney to use her discretion as to the need for officers. The homeowner will have the right to appeal to the CCMC Committee and ultimately to the Board of Directors. The approved contract may be manually altered and initialed by each party, if the officers are waived. The motion was seconded by Mrs. Hoffman and carried.

The Board next considered defining Association Events and approved groups. After brief discussion, the issue was tabled until a later meeting.

Mr. Schindler then made a motion to allow the Tennis Ladder to use the facility without requiring a contract. The motion was then amended to allow all homeowner groups the same privilege. The amended motion was

seconded by Mrs. Hoffman and carried by a vote of eight in favor and two opposed.

Mr. Holland then advised the Board that he would like authorization to establish a reserve fund and open a new bank account to distribute the Association's funds to various accounts allowing them to be covered by FDIC Insurance. Mr. Holland made the motion which was seconded by Mrs. Barnhardt and carried.

Mrs. Koscho advised that there were certain expenses such as the \$3,000 for the sprinklers and \$25,000 for a sign that they wanted to put into the construction budget. After a brief discussion, it was agreed that the sprinkler cost would be put into operations and the sign deferred until the next meeting.

Mr. Glocksein next distributed the Corporation Resolution on the increase to the Grandfathered Members. He was again advised that this would be attached to the minutes but was not a requirement.

The being no further business, the meeting adjourned.