

**MEMORIAL NORTHWEST HOMEOWNERS
ASSOCIATION**

**Minutes of a
General Meeting of the Homeowners and a Regular Meeting of the
Board of Directors**

**STATE OF TEXAS
COUNTY OF HARRIS**

A general meeting of the Homeowners and a regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, was held on September 10, 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 McWilliams
Chris Smith	Kathy Bernhardt
Janet Hoffman	Bryan Thomas
Bruce Holland	Greg Schindler

Directors who were not present are as follows:

Connie Shinaver	Eileen Koscho
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Mr. Glocksein called the meeting to order and proceeded with the approval of the previous meeting of the Board. There being no corrections, the motion to approve the minutes was issued by Mrs. Hoffman, seconded by Mr. Schindler and carried.

Mr. Smith next presented the security report for the Association advising those present of the calls that were being handled by the officers. Mr. Smith went on to advise that there had been a vehicular accident at the Naremore entrance resulting in the brick wall being damaged.

Mr. Smith then introduced Sgt. Weir of the Harris County Sheriff's office who briefly addressed the Board on the National Night Out events and how various subdivisions handled the events.

Ofc. Noak next addressed the membership on Crime Prevention and tips for security. He recommended anyone interested to go to the Harris County Sheriff's Office web site and review the information. Ofc. Noak went on to advise that the officers can also do inspections of homes to determine security issues that needed to be corrected.. He went on to note that once the security items were corrected, the Officer could provide a certificate to be presented to their insurance carriers for a discount on their homeowners insurance.

Mr. Glocksein then recognized Mr. David Aguilar who addressed the Board on the various methods of trash pick up that was available through Republic Waste. He went on to explain the trash carts and the various services. After a lengthy discussion, Mr. Schindler suggested he prepare a bid for the current services and the newly proposed services to be presented to the Board at a later meeting.

The meeting moved to homeowner input.

Mrs. Akia Smith addressed the board with concerns about two dogs that were allowed to run loose in her area. In walking her dog on a leash, these dogs had charged her and she was concerned about them attacking a child. After the discussion, Mrs. Smith was advised to contact Judge Adam's court and make a claim with him.

Mr. Glocksein next advised that Mr. Ron Hollingshead had submitted his resignation from the Board due to demands from his job. He went on to add that he would like to appoint Mr. Oran Woody to fill Mr. Hollingshead's unexpired term. The motion to approve the appointment was issued by Mrs. Hoffman, seconded by Mr. Schindler and carried.

The meeting then moved to the nominations for the 2014 Board. Mr. Bruce Holland advised that the nominating committee had nominated the following:

Mr. Roy May	President
Mr. Phil Blagg	1st Vice President
Mr. Chirs Smith	2nd Vice President
Mr. Tim McWilliams	Area 2 Director
Mrs. Eileen Koscho	Area 4 Director
Mr. Greg Schindler	Area 6 Director

Mr. Glocksein then called for any nominations from the floor for each position that was currently up for election. There being none, Mrs. Naremore made the motion to close the nominations. The motion was seconded by Mr. Dolezal and carried.

Mr. Holland next distributed the check register for the checks being submitted for payment. While the Board was reviewing the checks, Mrs. Hoffman questioned a check on last month's check list issued to Mr. McWilliams and questioned how the check was approved. After a brief discussion, Mr. Schindler made the motion to approve the check with Mr. Smith issuing the second. The motion carried.

The meeting then proceeded with the current checks for approval. Mr. Holland briefly covered any unusual checks and then made the motion to approve the checks for payment. The motion was seconded by Mrs. Hoffman and carried.

Mr. Holland next distributed the initial proposed budget for 2014 and advised the Board that his projections were that the Association would end the year with approximately \$410,000 in reserves. He went on to advise that the budget was being presented with no increase in the fees.

Mr. Glocksein advised that the Board should review the budget and he would call a separate meeting to discuss the budget before the October 1st meeting.

There being no area director reports, Mr. Glocksein requested Mr. Schindler report on the Grand Opening of the Community Center.

Mr. Schindler advised that it had been very successful with the Scouts present to present the flags, Mr. Carl Goshy was present to play the National Anthem, Mr. Burton cut the ribbon and everyone had a great time.

Mr. Glocksein then announced that Mrs. Holly Williams had submitted her resignation as the area seven director. He went on to note that a replacement for her position was ongoing.

Mr. Glocksein next announced that a letter have been received from the insurance company requesting the Association correct several problems that were noted at the facility. One involved a fall surface for the playground

and the other involved a fall hazard from bleachers around the tennis courts. There was then a lengthy discussion regarding the playground and what could be done to resolve the issues. Ms. Walleck noted that she had contacted the insurance agents and advised that the Association was looking at reviewing the playground in the next fiscal year. She went on to note that Mr. Connor accepted the delay.

Discussion then turned to the bleachers and what can be done to correct this issue. After further discussion, Mrs. Hoffman made the motion to install rails on bleachers at a cost of \$300 per bleacher for a total of \$900. The motion was seconded by Mr. Schindler and carried.

Mrs. Hoffman next advised that Mrs. Kidney needed to have the rental agreement for the facility finalized at this meeting. She went on to note the problems seem to be with hiring two deputies if alcohol was being served. There was then a very lengthy discussion regarding alternatives to the officers. After the discussion, Mrs. Hoffman made the motion to leave the agreement as is requiring two deputies if alcohol was being served. Mrs. Bernhardt issued the second and the motion carried with seven in favor and one abstention.

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

EXECUTIVE SESSION

The meeting of September 10, 2013 resumed in executive session with all board members and Ms. Walleck still present.

Mr. Glocksein called the meeting to order and advised that there had been two email votes during the month that the board needed to ratify. The email votes for extended security for the facility and the dance floor. Mrs. Hoffman made a motion to approve both items with Mr. Smith issuing the second. The motion carried

Discussion then turned to the proposed biometric system for access to the facilities. There was a very lengthy discussion regarding the biometric system versus access cards. After the discussion, Mr. Schindler issued a motion that the biometric system of access would be free to the homeowner and if they wish an access card in place of the biometrics, they would be provided a card at cost. The motion was seconded by Mrs. Hoffman and carried by a vote of six in favor of and three opposed.

The next item on the agenda was the review and approval of the proposed Policies and Procedures. After a very lengthy discussion, and noting several changes, the board voted to approve the Policies and Procedures as amended. The motion to approve as amended was issued by Mrs. Hoffman, seconded by Mr. Thomas and carried with one opposition.

Ms. Walleck next advised that she had received a request from Mrs. Kidney to terminate the services of Mr. David Trim and hire Mr. John Ferris to provide maintenance for the recreation facilities. There was then a brief discussion regarding Mr. Trim's termination and the hiring of Mr. Ferris. After the discussion, Mrs. Hoffman made a motion to proceed as requested. Mr. Thomas then amended the motion to terminate Mr. Trim and negotiate rates with Mr. Ferris. The motion carried as amended.

Mr. Smith next questioned the board if they wanted to do anything with regard to the National Night Out. After a brief discussion, the board agreed that it was too late to properly put together a program.

There being no further business, the meeting adjourned.