

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 2, 2014 at the Memorial Northwest Community Center located at 17440 Theiss Mail Route Road, Spring, Texas 77379. Board Members in attendance were as follows:

Roy May	Tim McWilliams
Philip Blagg	Eileen Koscho
Bill Burton	Greg Schindler
Oran Woody	C. J. Leipman
Janet Hoffman	
Bruce Holland	

Directors who were not present are as follows:

Bryan Thomas Connie Shinaver Kathy Bernhardt

Mr. May called the meeting to order and received approval of the agenda. Due to a family emergency, the minutes from the previous meeting were not received and, therefore, not approved. They will be forthcoming tomorrow, along with the register of checks to be approved.

Mr. May next recognized Mr. Bill Burton, who presented the security report for the Association, noting that it had been a quiet month. Mr. May noted that residents have noticed more presence of deputies.

The meeting then moved to homeowner input. There was none. Mr. Blagg and Ms. Hoffman reported that the website is still in a transitioning stage, moving content from the old site to the new one. Ms.

Hoffman reported the webmaster expects to have the website up and running by the end of October.

Mr. Holland advised that he will send out the checks to be approved via e-mail upon receipt, within 48 hours.

Ms. Naremore reported on the landscaping lights at Deep Pines needing replacement. With three bids, there was discussion on type of lights to purchase, fluorescent vs. LED. Mr. May proposed replacing Deep Pines lights now and budgeting the other three entrances with lights in next year's budget. Mr. Schindler issued a motion to appropriate \$1600 for the Deep Pine entrance now. The motion was seconded by Mr. Burton and carried.

Ms. Koscho, reporting on behalf of the CCMC, noted that the tennis viewing stand at courts 5/6 are warping, have loose boards, and are a tripping hazard. Three bids were obtained to replace the deck. The lowest bid was \$2800. There was brief discussion regarding the technique used, as well as load limit, to replace the deck. The Board discussed taking the funds from the pro shop line item of \$1900 to fund this project. Ms. Hoffman made a motion to award the work to FNB at a cost of \$2800. The motion was seconded by Ms. Koscho and carried. Mr. Burton voted no on the belief that if we are going to award a bid for repair work to the Associations regularly paid maintenance person it should be by sealed bid process with bids to be opened at the board meeting to avoid any illusion of impropriety.

Ms. Koscho next discussed a proposal to have a storage rack built to hold the brooms/squeegees for the tennis court area at a cost of \$400. Discussion ensued regarding replacing the items instead of building the rack. This issue was tabled until the tennis committee comes back to the board with its opinion.

Ms. Koscho reported that, in order to properly plan for a Halloween party at the Community Center, more time is needed. Therefore, next year the Board will consider the same.

Ms. Koscho noted that Evening with Santa has been scheduled for Friday, December 5. Volunteers are needed for this event. She went on to report that we are hoping to get volunteers to plan a New Year's Eve party at the Community Center.

Mr. Roy has agreed to chair a committee for event planning. He would like nonboard members, as well as board members, to sit on this committee.

The meeting next moved to area director reports.

Mr. Liepman reported that animals considered against our deed restrictions are inhabiting a property near him, presenting a noise/stinch problem. He was advised it's being addressed currently.

Mr. Schindler mentioned that concerned bikers/walkers who are nonresidents are present down the streets of MNW.

Mr. Schindler inquired about a residential treatment centers update. no update as of now.

The meeting moved to New Business.

Mr. May had a request from a Ms. Karen Rivera, who was present. Ms. Rivera proposed a "Meet New Residents" gathering monthly at the Community Center for those interested in getting to know their neighbors. This is a family activity and is alcohol-free. Her committee would create the event from beginning to end. Refreshments will be provided by the committee. Saturday or Sunday were dates discussed, with the committee preferring to meet the same day monthly. Paid rentals will trump this event. At least a month's notice is required of this committee to book the Center for their designated date so that there is opportunity to rent the facility out. The Board authorized this as a pilot program.

Mrs. Koscho will provide the rental agreement to Mrs. Rivera.

Mr. May discussed the 2015 budget in terms of establishing priorities beyond the usual expenditures (i.e. increased funding for Community Center Activities, Pool Repairs). He asked the Board to come back with items for consideration next month.

There being no further business, the meeting adjourned.