

**MEMORIAL NORTHWEST HOMEOWNERS
ASSOCIATION**

**Amended Minutes of a
General Meeting of the Homeowners
and 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 November 4, 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
Bill Burton	Kathy Barnhardt
Janet Hoffman	Eileen Koscho
Bruce Holland	Bryan Thomas
	Greg Schindler

Directors who were not present are as follows:

Philip Blagg	C. J. Leipman
Oran Woody	Connie Shinaver

Mr. May called the meeting to order and welcomed the homeowners present. He then recognized Mr. Bill Burton who reported on the security for the Association.

Mr. May then announced the members of the Nominating Committee and recognized Mr. Bill Burton who presented the Nominees for the upcoming year.

The committee nominations were as follows:

3rd Vice President – Mr. Oran Woody
Secretary – Mrs. Janet Hoffman

Treasurer – Mr. Brad Roe
Area 1 Director – Mrs. Connie Shinaver
Area 3 Director – Mrs. Linda Sandhop
Area 5 Director – Mr. Bryan Thomas
Area 7 Director – Mrs. Sandy Remson

Mr. May next called for any nominations from the floor. There being none, Mr. Burton made the motion to close the nominations. The motion was seconded by Mrs. Hoffman and carried.

The meeting then move to homeowner comments.

Mr. Stan Thurber advised that the entrances into the parking lot for the facilities needed to have better lighting. He went on to advise that even though the trash service was very good, they had a problem with trash cans being left all over. He commented that he felt this was due to only one person on the truck. Ms. Walleck agreed to contact Republic.

Mr. May then advised those present that the meeting would move to the regular board of directors meeting.

Mr. May next called for a motion to approve the minutes of the previous meeting of the Board. After a brief review, Mr. Burton issued the motion to approve the minutes as presented. The motion was seconded by Mr. Schindler and carried.

Mr. Holland then distributed the check register reflecting the checks presented in payment of the Association's accounts. After the Board's review, Mrs. Hoffman issued the motion to approve the checks for payment. The motion was seconded by Mr. Holland and carried unanimously.

There being no Area Director reports, the meeting moved to the review of the 2015 budget.

Mr. Holland explained how the committee arrived at the numbers and fielded questions regarding a small increase. Mrs. Koscho noted that the AM Services should be reduced to \$9,240. Mr. Schindler disagreed with having two reserve accounts for expenses and would prefer one. After further discussion, Mr. McWilliams made a motion to accept the budget with the one change requested by Mrs. Koscho. The motion was seconded by

Mr. Burton and carried with eight in favor and one opposed. Mr. Schindler registered the opposing vote.

Mr. Holland next made a motion to keep the 2015 fees at \$450.00. The motion was seconded by Mr. Burton and carried by a vote of eight in favor and one opposed. Mr. Schindler registered the opposing vote advising that a small increase could be used to reduce the debt or increase security.

Mr. Holland then recommended the Board consider allowing Credit Card payments for the association dues. Ms. Walleck explained that the payments would be made through the web site with the primary cost being paid by the homeowner who elected this method. The cost to the Association would be \$12.00 per month.

After further discussion, Mr. Holland made the motion to adopt credit card payments. The motion was seconded by Mr. Burton and carried unanimously.

After noting Mrs. Koscho's resignation from the Community Center Management Committee, Mr. May recognized and thanked Mrs. Koscho for her service as Chairperson of the Committee. He went on to advise that he would disband the Committee and the Club Manager would report directly Mr. Blagg, Mrs Hoffman or himself.

Mr. May then advised that he had also determined to disband the Tennis Committee and if it became necessary, he could re-establish the committee when there was a need.

There being no further business for the regular meeting, the Board adjourned to Executive Session.

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EXECUTIVE SESSION

The meeting of November 4, 2014 resumed in Executive Session with all Board Members and Ms. Walleck still present. Also in attendance were Mr. Michael Gainer, the Associations Attorney, and his paralegal Mrs. Erin Welch.

After calling the meeting to order, Mr. May recognized Mr. Gainer who reported on the status of the two pending deed restriction lawsuits.

Mr. Gainer then went into a detailed explanation of state and federal regulations governing the community homes and the fair housing acts and the potential impact of entities that violated these regulations. He also stated in his opinion the Texas State Law concerning limiting the distance between homes would not hold up under federal law. His recommendation to the Board was to forego sending any letters to the state agencies.

After further discussion, Mr. Burton recommended that the Board not send any letters. Mrs. Hoffman agreed and issued a motion to rescind the original motion. This motion was seconded by Mr. Thomas and carried by a vote of eight in favor and one opposed.

There being no further business, the meeting adjourned.