

# **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 March 3, 2015 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 Mc Williams
Philip Blagg	Eileen Koscho
Brad Roe	Bryan Thomas
Janet Hoffman	Greg Schindler
Connie Shinaver	Sandy Remson

Directors who were not present are as follows:

Oran Woody	Bill Burton
Linda Sandhop	

Also in attendance was Mrs. Eleanor Naremore, Ofc. Ivy of the Harris County Sheriff's Dept., and Ms. Stella Walleck of Consolidated Management Services.

Mr. May called the meeting to order and proceeded with the security report from Ofc. Ivy. After reporting that there had been no serious issues in the subdivision during the month, Ofc. Ivy fielded questions from homeowners.

The meeting then moved to homeowner input.

Mr. Ryan Pyle questioned the Board on forming a Neighborhood Watch and questioned where he could secure information on forming a group.

Jaimie DeLoach had questions on the previously stated value of the existing pool.

Mrs. Robin Lent advised that she would just like to see the Board move forward and resolve the issue.

Mr. Stan Thurber questioned the Board on the percentage of time that the officers spend in the subdivision and was advised that the contract calls for them to be in contract 70% of the time. Mrs. Hoffman advised that she has a report that Mr. Burton submits monthly for the newsletter with that information and she would email it to Mr. Thurber.

Discussion then turned to the detail submitted on the agenda. Mrs. Hoffman advised that she would like to see more information on the agenda and Mrs. Remson suggested sending emails to the Board requesting any agenda items before the agenda was published.

Mr. May then called for a motion to approve the minutes of the previous meeting. Mr. Schindler made the motion to approve the minutes as amended in his previous email to the Board. The motion was seconded by Mr. McWilliams and a discussion ensued.

Mrs. Hoffman noted that she did not agree with the changes he had requested to the Executive Session minutes and Mr. Schindler agreed to withdraw the change.

After calling the question, the motion carried with six in favor and two abstentions.

The meeting then moved to committee reports.

Mr. Blagg advised that the pool management contract was up for renewal and went on to explain how it was determined to keep the existing pool company.

Mrs. Remson advised that she would like to see longer hours and a “Swim at your Own Risk” for adults.

Mr. Schindler wanted to make sure that the pool company was enforcing the rules established by the Association and not those established by their company.

After the discussion, Mr. Blagg made the motion to approve the Houston Recreation contract for renewal. The motion was seconded by Mr. Schindler and carried.

Mr. Blagg then advised that the Champion Security contract was also up for renewal. He went on to advise that the original contract has been set up for renewal every six month but he recommended that we renew the contract for one year thereby keeping the rate at the \$450.00. There was then a brief discussion regarding the contract with Mr. Blagg issuing a motion to renew the contract for one year. The motion was seconded by Mr. Schindler and carried.

Mr. Blagg next advised that the Board needed to approve the pest control contract for Northwest Pest Control. He went on to advise that it was the same rate per trip as 2014.

Ms. Walleck explained that the Association paid based on the number of trips per week that were authorized and in the extremely wet season that might be three times per week. After the discussion, Mr. Roe made the motion to approve the contract with Mrs. Shinaver issuing the second. The motion carried.

Mr. Roe then distributed the check register reflecting the checks that were being submitted for payment. After a brief review, Mr. Blagg made the motion to approve the checks for payment with Mrs. Hoffman issuing the second. The motion carried.

Mr. May next reported that the Association had been contacted by a local realtor who offered to have the American Flag placed on the Champion Forest entrances for the appropriate holidays. She would sponsor the flags through the Klein Forest program at her expense. The Board agreed.

Under old business, discussion turned to the proposed pool construction with Mr. May advising that there would be no vote at this meeting.

Mr. May then recognized Mr. Schindler who presented his proposal for the eight lane lap pool and the beach entrance splash pool. Mr. Schindler went on to explain the financing and potential increase in fees to cover the potential loan.

Mr. May went onto advise that he wanted firm numbers on the proposals and suggested sealed bids along with a time table submitted to the management company.

Discussion then ensued regarding the vote of the membership with Mr. Schindler making a motion to appoint a committee to evaluate the plans and submit recommendations to the Board. The motion was seconded by Mrs. Koscho and carried with eight in favor and one opposed.

Under new business, Mrs. Hoffman advised that the Community Center Easter Egg hunt was proposed for March 28<sup>th</sup> with a budget of \$1,600.00. She then made a motion to approve the funds with Mrs. Koscho issuing the second. The motion carried.

Mrs. Hoffman then advised that she wanted the minutes to reflect that she had requested a listing of the swim team roster and had been denied the request.

There being no further business, the meeting adjourned.