

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Amended 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 April 7, 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
Bill Burton	Eileen Koscho
Brad Roe	Bryan Thomas
Janet Hoffman	Greg Schindler
Connie Shinaver	Sandy Remson

Directors who were not present are as follows:

Linda Sandhop

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

Mr. May called the meeting to order and proceeded with the Security Report.

Mr. Burton reported that there had been no burglaries of motor vehicles or habitats in the last two months.

Mr. Burton then advised the Board that he would be resigning his position as the 2nd Vice President noting that he had served the Association in various capacities over the last thirty years and had enjoyed his service to the community. He went on to advise that he would continue coordinating with the Sheriff's until a new Vice President could be appointed.

Mr. Burton then exited the meeting with a standing ovation from the Board and those member present.

The meeting then moved to homeowner input.

Mrs. Robin Lent addressed the meeting with concerns over the “Indemnity Clause” in the Association’s bylaws noting that she felt it was inadequate to protect the Board.

Mr. David Luck addressed the Board noting that the Poker Night was great fun and suggested that the deputies may want to check the back parking area near the tennis court entrance for kids who are using the area late at night. He also complimented the Board on the appointment of the “Pool Committee”.

Mr. Stan Thurber requested the Board consider a different subdivision map to be published in the directory as the one that is currently being used is creased down the middle making it difficult to use.

Mr. Thurber went on to express concern about two stored vehicles at the corner of Hillview and Vintage Creek.

Mr. Ryan Pyle expressed concerns about a home around the corner from him that had been under construction for many months.

There being no further homeowner input, Mr. May called for a motion to approve the minutes of the previous meeting of the Board. After briefly reviewing the minutes, Mr. McWilliams made the motion to approve the minutes as presented with Mr. Roe issuing the second. The motion carried.

The meeting then moved to committee reports.

In the absence of the check register, Mr. Roe covered the checks that were submitted for payment along with the financial reports. After reviewing the checks, they were approved for payment.

Mr. Schindler then raised the question of where the fees for the community center pass cards was being coded and was advised by Mrs. Kidney that in accordance with Mr. May’s instructions, they were no longer assessing a fee on the cards due to problems with the biometrics.

Mr. Roe noted that he needed to submit the engagement letter for the audit and made a motion to approve the execution of the letter. The motion was seconded by Mr. Thomas and carried.

He went on to advise that he had reviewed the collections and within the next few months, there would be items that needed to be submitted to the attorney for various action.

Mr. Roe next expressed concerns with the budget for the Association being posted on the web site as this was a public forum and suggested that there be a notice put on the web site to contact the management company for a copy of the budget. Mr. Roe was advised that the budget had always been posted on the web site.

Mrs. Ann Kidney then updated the Board on the Easter Activities at the community center noting how well they went and that they had come in under budget. She went on to report that the Poker Night had also been a great success.

Mrs. Kidney next questioned the board on allowing the club room to be rented by people who did not reside in the subdivision. There was a brief discussion with the Board agreeing to take it under advisement.

She also requested the Board's direction on who would be provided copies of the Swim Team Roster. Mr. May advised that this would be tabled until a future meeting.

Mrs. Kidney then submitted the discipline form to the Board for their review and approval. After the review, the Board suggested that she incorporate the existing policy into the form.

Under old business, Mr. May announced the members he proposed for the pool committee as follows:

Mrs. Sandy Remson – Chair
Mrs. Eileen Koscho
Mr. Bryan Thomas
Mrs. Pam Evans
Mr. Vince Glocksein
Mrs. Kay Huges
Mrs. Michelle Eubanks

Mr. May then called for a motion to approve the committee. The motion was issued by Mrs. Hoffman, seconded by Mr. Roe and carried.

Mrs. Remson next addressed the Board with regard to having an Adult Swim at times that the pool was not open to the members. This would be a "Swim at your own Risk". After a brief discussion about when and how this was handled in the past, the Board agreed to table this until the May meeting.

Mr. May next explained the problem with the light pole behind the pool building and the need to shore up the pole. Mr. Harris advised that he had talked with the Center Point Power Consultant who advised that as long as the pole was not replaced, the Association would not be required to replace all of the electrical. He went on to add that the proposal he submitted was to shore up the existing pole.

After a brief discussion, Mr. Schindler advised that he would look at the issue. Mrs. Koscho suggested that Association vote on the proposal so that the repairs could be implemented immediately. The motion to approve the proposal was issued by Mrs. Remson, seconded by Mrs. Hoffman and carried by a vote of six in favor and one opposed.

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

EXECUTIVE SESSION

APRIL 7, 2015

ATTENDEES:

Roy May

Brad Roe

Janet Hoffman

Sandy Remson

Greg Schindler

Bryan Thomas

Tim McWilliams

Eileen Koscho

Mr. May announced that Stella Walleck with Consolidated Management Services has given 60 days' notice to cancel the management contract with MNW HOA. All records belonging to MNW will be returned to MNW.

Discussion was had concerning the process to secure a management company. Tim McWilliams made a motion to form a committee to interview prospective management companies. Janet Hoffman seconded the motion. Motion carried unanimously. A committee was formed to begin the search and bring options to the Board at the May meeting. The following board members comprise the committee: Greg Schindler, chairperson; Brad Roe; Connie Shinaver; Phil Blagg.

Comment: Post-meeting, Ms. Walleck agreed to continue managing MNW an additional 60 days, extending her engagement until August 1st.