

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

July 7, 2015

STATE OF TEXAS

COUNTY OF HARRIS

The Regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on July 7, 2015, at the Memorial Northwest Community Center at 17440 Theiss Mail Route Road in Spring, Harris County, Texas, at the hour of 7 p.m. Board Members in attendance were as follows:

Phil Blagg

Ryan Pyle

Janet Hoffman

Tim McWilliams

Linda Sandhop

Eileen Koscho

Bryan Thomas

Greg Schindler

Sandy Remson

Lawrence McKinney

Connie Shinaver

Also in attendance was Stella Walleck of Consolidated Management Services and Ms. Eleanor Naremore.

Mr. Blagg called the meeting to order and acknowledged the security director, Mr. McKinney, who gave the security report.

Mr. Blagg then accepted homeowner input. Mr. Byrum requested increased security due to malicious mischief. He asked the Board to consider a \$5/month/household increase in homeowner assessments.

Mr. DeLoatche gave the swim team update. He stated the swim team had a successful season with approximately 150 swimmers. Ms. Paige Willman was hired as a gate guard to ensure the gate remains closed during practice and meets.

A resident in Area 4 stated concern over a residence lacking fence pickets and trash cans remaining at the curb for days after pickup.

Mrs. Lent stated that checks written for transfer fees/resale certificates from title companies to our management company are made payable to Consolidated Management Services. She stated that only management/employees of the management company are signatories on accounts where these checks are deposited. She stated this is industry standard. Mrs. Lent asked for a board member to look into this.

Mrs. Lent expressed concern that our HOA board voted to file liens in June without having posted this item on the agenda. Mrs. Lent stated that liens have been signed in the past by MNW HOA presidents and notarized by Ms. Walleck. Being a legal document, she wants to ensure that the Association has all liens executed by legal counsel. Mr. Blagg stated he stayed the lien approval vote from the June meeting.

Mr. Knox asked the Board to dispense with adult swim during pool hours. Ms. Kidney stated it's in the contract because it's standard. Ms. Kidney will call the pool company and discuss. Ms. Remson stated she supports adult swim. Mr. Knox asked the board to extend the hours of the fitness room. He asked how to amend HOA bylaws. Mr. Blagg asked him to submit his request in writing to the Board.

Mr. Blagg called for a motion to approve the minutes of the previous meeting of the Board. Messrs. Schindler and Pyle requested that their abstentions for the lien filings be noted. Mr. Pyle made a motion to approve the amended minutes. Ms. Koscho seconded the motion, and the motion carried.

Mr. Blagg asked for the Deed Restrictions/ACC report. Mr. Pyle stated there is a decline in roofing contractor signs being placed in yards.

Mr. Blagg presented the checks for approval. Ms. Hoffman made a motion, Ms. Sandhop seconded the motion, and the motion carried.

Mr. Schindler, chair of the Management Company Committee, reported that five companies received the RFP package one week prior. All companies must respond by Friday, July 10, 2015. Mr. Schindler will send all responses to board members. The Board agreed to meet the following week to interview prospective management companies.

Ms. Remson, chair of the Pool Committee, stated she met last week with Houston Recreation and Adventure Play (provider for Spring Creek Oaks' shade structures). Ms. Remson stated that bulkheads are not an option because, in part, they take away too much of the current swimming area. Shade structures discussed were cantilever or canopy. Splash pads were discussed. Among items discussed by Houston Rec were observations of current problems/improvements with current pool. Two companies' estimates will be submitted from the Committee soon. The Pool Committee is looking at a proposal to demolish the current pool and start from scratch. Mr. Blagg requested this information before the August meeting for the Board to peruse, if possible.

Ms. Kidney deactivated 31 homes for nonpayment of homeowner dues. Six homes subsequently paid and they were reactivated.

Ms. Kidney stated that Connect One, the biometric company, is inexperienced in keeping our scanning equipment up and running. She is looking into other companies to provide biometric needs.

The Memorial Day barbeque was canceled due to rain. Ms. Kidney proposed an end-of-summer celebration on August 22nd. Swim team will supply volunteers for this event. Funds already approved for the Memorial Day event will go to this event. She asked for \$650 to approve movie night that same evening. Ms. Koscho issued a motion, Mr. Pyle seconded, and the motion carried.

Mr. McKinney stated that Deputy Ivey has accepted another assignment for family reasons. A new deputy has been assigned to MNW.

Mr. McKinney stated that most complaints he receives regard the traffic issues around Theiss Elementary. Residents ask that more action be taken by our deputies in this area, which was explained by Mr. McKinney that HOAs cannot direct the sheriff's department to enforce traffic rules. Mr. McKinney will discuss

traffic concerns with the deputies and ask for tightening up of traffic enforcement. He proposed we create a core of volunteers to help with this issue at the school. Mr. Pyle stated he can get volunteers. Ms. Remson suggested the security director discuss this issue with Theiss PTO. Ms. Koscho suggested cones be utilized in the street on Hidden Trail during the morning and afternoon on school days.

NEW BUSINESS

Ms. Naremore requested \$950 for tree work at the tennis courts. Ms. Hoffman issued a motion, Ms. Sandhop seconded, and the motion carried.

Mr. Blagg stated this is Ms. Stella Walleck's last MNW Board meeting, as her end date is July 31, 2015.

EXECUTIVE SESSION

Ms. Kidney stated that the tennis pro, Gilberto Arcay, is experiencing financial hardship due to an overage of rain since the beginning of the year, as well as the loss of an assistant pro. Attendance at the summer tennis camp is lower than usual. Mr. Arcay is actively looking for an assistant pro at this time. She stated the advantage and importance of having the pro in the tennis courts area to provide a secure environment. Mr. Schindler made a motion to reduce Mr. Arcay's monthly rental of his designated courts, per the contract, from \$600 to \$400 through December 2015, at which time the Board will revisit the issue. Mr. McWilliams seconded the motion. The motion carried. (Ms. Kidney left the room.)

Mr. Blagg discussed that he stayed the vote at the June Board meeting to file liens for nonpayment of homeowner dues. Attorney fees were discussed for filing liens. In lieu of filing the liens, Mr. Schindler asked that a letter be sent to each of these 41 homeowners who are in arrears \$502 (2015 dues) and give them 30 days to bring their account current or a lien will be filed. Mr. Pyle made a motion to rescind last month's vote to file the liens, Ms. Koscho seconded the motion, and the motion carried.

Mr. Schindler suggested filling the 1st vice president position at the next board meeting. Ms. Remson asked about changing the process for dealing with repeat deed restriction offenders. Mr. Blagg suggested we visit this issue with the new management company.