

# MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

## Minutes of a Regular Meeting of the Board of Directors

May 2, 2006

### STATE OF TEXAS

### COUNTY OF HARRIS

A general meeting of the Memorial Northwest Homeowners Association, Inc., was held on May 2, 2006, at the Memorial Northwest Swim & Racquet Club on 17440 Theiss Mail Route Road in Spring, Harris County, Texas, at the hour of 7:00 p.m. Board Members in attendance were as follows:

Craig Chaszar  
Vince Glocksien  
Bill Burton  
Van Cramer  
Connie Shinaver

Salome Woody  
Mitch Garcia  
Sheila Hammond  
Bonnie Hall

Directors not in attendance is as follows:

Janet Hoffman  
Jerry Zelonish  
Bryan Thomas

Lee Cooley  
Dan Katz  
Doug Raska

Also in attendance was Stella Walleck of Consolidated Management Services, Officer Flores of the Harris County Sheriff's Department, Mrs. Eleanor Naremore and Mrs. Alice Thurber, Committee Chairpersons and homeowners per the attached listing.

Mr. Chaszar called the meeting to order and proceeded with announcing the meeting guidelines for those present.

He then called for any changes to the agenda. There being none, the agenda was considered approved.

Mr. Chaszar next recognized Mr. Bill Burton who advised there was nothing to report on behalf of Security and turned the floor over to Ofc. Pat Flores. Ofc. Flores reported on a series of burglaries that had taken place and noted that three suspects had been apprehended.

Mr. Chaszar then called for a motion to approve the minutes of the previous meeting of the Board. There being no corrections, Mr. Burton made a motion to approve the minutes as presented with Mr. Cramer issuing the second. The motion carried.

The meeting then moved to homeowner input.

Mr. Dave Warne addressed the Board with concerns over the foreclosure situation with the banks and suggested that the Board needed to have help for Mrs. Naremore in handling these situations.

He next questioned the policy on multi-family dwellings and foster homes and was advised that there was nothing that could be done about the legitimate state approved foster homes, however, if he had an address of a suspected multi-family home he needed to provide it to the management company.

Sue Turner addressed the Board about the school traffic situation along Knurled Oaks.

Mr. Eddie Rachaner addressed the Board with concerns about the cost of the recycling program and suggested the Board may want to dispense with recycling.

Mr. Glocksien explained the surcharge, how the contract was bid, what the Association had previously discussed and what options were considered during the last contract tender as far as the recycling issue was concerned. It was agreed that Republic does an excellent job overall but the Board will re-consider various contractual options and their costs at the next contract renewal including recycling, back door service, etc.

Mrs. Lacy Thomas addressed the Board with another complaint on the school traffic problem along Trace Forest and Knurled Oak. Numerous other residents (approximately ten) from the same area voiced similar concerns in regards to safety, inability to be able to get out of their driveways and excess Dorre school traffic in general.

Mr. Burton then made a motion to have the Association send a letter to Klein I. S. D. in support of the affected residents and their efforts to find a permanent solution to the problem. Mr. Cramer seconded the motion. Mr. Glocksien requested an amendment to the motion to have the letter sent to the Klein I. S. D. School Board. The motion carried.

Mr. Randy Watts addressed the Board with concerns about the cost of replacing the existing club building and the financial encumbrances this could potentially cause. Mr. Cramer advised Mr. Watts of the Association's plans, noting that several alternative proposals would be presented to the homeowners before the Board developed a final plan. The existing fees would cover many of the scenarios.

Mr. Brian Wilkinson addressed the Board with concerns about the abandoned properties and also questioned the Board on the schedule for the mosquito fogging. Mr. Wilkinson was advised that the fogging was done every Wednesday and Saturday.

Mr. Wilkinson then advised that Hooks Airport was expanding to allow for commercial flights and suggested the Board might want to get involved.

Mr. Smith addressed the Board with concerns about the fence along Louetta and suggested that the Association consider putting some type of homeowner association fencing in this area. Mr. Cramer advised that issue had been discussed and was a future concern for the Board.

Mr. Pankonien reported on the meeting with the Klein I. S. D. Board as well as presented a letter from another concerned homeowner.

The meeting adjourned for a five minute recess and resumed with the meeting moving to the Committee Reports.

Mr. Glocksein reported that the Swim Team was up and operational and that the hours at the pool had been extended from 8:00 p. m. to 9:00 p. m.

Mr. Glocksein next submitted the report on the engineering companies that bid to evaluate the current structure noting that Champions seemed to be the best.

Mr. Cramer then presented the Treasurers report noting that the subdivision was currently 89% collected. He went on to advise that the Association had set up a CD ladder that was made up of two \$95,000.00 CD's at 5.1% interest and a number of municipal short term CD's ranging from 4.7% to 4.8% with the residual amounts needed for expenditures held in the Association's (at 4.3%) money market account.

Mr. Cramer went on to advise that the Association was currently on plan for their expenses for the year. He then distributed the check register and covered the various checks that were out of the ordinary. After reviewing the check register, Mr. Burton made the motion to approve the checks as presented with Mr. Glocksein issuing the second. The motion carried.

Mrs. Naremore reported that she had received the check for \$533.00 from WCID 114 to reimburse the Association for the maintenance they did on a water district easement.

Mrs. Thurber presented a proposed homeowner's survey to the Board on behalf of the Long Term Planning Committee. Mr. Chaszar advised that this would be tabled until the next meeting. She also noted that the committee had spent \$170.00 to have a real estate attorney review the plats and assist with determining the owners of several tracts adjacent to the Associations property.

Mr. Cramer reported on behalf of the Community Center Maintenance Committee (CCMC) distributing to the Board the minutes of the last meeting. He went on to advise that the access keys for homeowners who are delinquent in paying their homeowners dues will have their access privileges revoked. Separately, most of the grandfathered non resident members who are continuing their memberships had paid their annual fees.

Mr. Cramer next reported on the new equipment that had been added to the Fitness Center, the Memorial Day event and requested volunteers to help with the various social events that the Association had planned.

The meeting next moved to Area Director reports.

Mrs. Shinaver reported that the Swim Team Coaches were propping the gate to the pool open

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