

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

February 7, 2006

STATE OF TEXAS

COUNTY OF HARRIS

A regular meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on February 7, 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 Glocksein
Bill Burton
Janet Hoffman
Van Cramer
Connie Shinaver

Dan Katz
Lee Cooley
Salome Woody
Doug Raska
Bryan Thomas
Bonnie Hall

Directors not in attendance is as follows:

Mitch Garcia
Tim Lahey

Richard Wales
Sheila Hammond

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. Glocksein opened the meeting advising those homeowners present that a quorum of the Board was not present as yet and the meeting would proceed with the Security Report while waiting for additional Board Members to arrive.

Mr. Burton opened his report by advising the homeowners that there was a change in the officers for the Association and welcomed Officer Shaffer. He next advised the homeowners of the duties of the Security Director as well as the Officers. He went on to advise that while he was extremely sympathetic to the problems along Trace Forest, it was a public street.

Officer Pat Flores then reported on the specific instances that had occurred during the month.

Mr. Chaszar next advised that a quorum of the Board was now present and requested approval of the agenda. There being no changes, the agenda was approved as presented.

Mr. Chaszar then called for a motion to approve the minutes of the previous meeting of the Board. Mr. Cramer noted one correction and one addition to the minutes. There being no further changes to the minutes, Mr. Burton motioned to approve the minutes as amended. The motion was seconded by Mr. Cramer and carried.

Mrs. Naremore reported on the new subdivision under construction between Memorial Northwest and Louetta and answered questions for the Board and the homeowners.

The meeting then moved to Homeowner Input.

Mrs. Pankonein questioned if the board had received the packet that had been submitted to Klein ISD, Precinct 4 and Mr. Chaszar. She went on to question if anything was being done about the Open House which was scheduled for Thursday, February 9th.

Mrs. Pankonein was advised that the Board did not have copies of the packets that had been submitted and that the Association had no plans for the Open House. There was a lengthy discussion concerning the problem and how it could be corrected.

Mrs. Pankonein advised that there was a meeting with Klein IDS on Thursday, February 16th at the Central Office. There was additional discussion with Mr. Chaszar and Mr. Glocksein expressing interest in attending the meeting.

Mrs. Linda Griffin questioned who to contact about businesses operating from homes. She was advised to report these incidents to the management company.

Mr. Glocksein next advised that he had suggested that the Board combine all of the landscape contracts into one contract but after speaking with Mrs. Naremore and Mr. Cramer had agreed to leave the contracts as they were. He went on to advise that Brookway had provided excellent services and agreed to renew the contracts with no increase.

Mr. Glocksein went on to advise that the Board would be going out for bids on the Mosquito Fogging. He went on to advise that Mrs. Thurber was working on an article for the newsletter that would help homeowners eliminate the problem around their properties.

There was a question regarding the retaining pond with Mrs. Naremore advising them to contact Quest Properties.

Mr. Cramer next presented the Treasurer's report noting that the Association was about 71% collected through the first week in February and 95% collected for 2005. The expenditures were minimal this month with only a small amount of repairs for the pool.

Mr. Cramer then presented the check register for the Boards review. There being no questions, Mr. Burton issued the motion to approve the checks as presented with Mr. Raska issuing the second. The motion carried.

The meeting then moved to Committee Reports.

Mrs. Naremore reported that the Association maintained thirty-six planted cul-de-sacs and that last year they had redone eight of them. This year they were proposing to redo twelve. She went on to present the proposals noting that Brookway was consistently the low bidder. She

also noted that the trees along Champion Forest were in need of pruning and presented the proposal to prune the trees.

After explaining that the board had adopted a three year program to refurbish the cul-de-sacs, Mr. Cramer made the motion to approve the proposals from Brookway to refurbish the proposed cul-de-sacs and EF Tree Services to prune the trees. The motion was seconded by Mr. Burton and carried.

Mrs. Alice Thurber next introduced the members of the Long Term Planning Committee explaining to the Board what the committee was currently working on and how they would like to proceed.

Mr. Cramer advised that he had invited Mrs. Thurber to attend the Community Center Management Committee meetings and that the Long Term Planning Committee would hopefully develop several alternative visions to be displayed at the 4th of July event for input by the homeowners.

Mr. Cramer next introduced Mrs. Mickey who is one of the CMC Committee and is also in charge of finding volunteers to manage events. Mr. Cramer again encouraged volunteers to contact the Board or Mrs. Mickey if they are willing to run a neighborhood event. Mr. Cramer then distributed a written report from the meeting. Mr. Cramer noted that in the future he hopes to have these distributed to the Board electronically the Monday prior to the Board Meeting.

The meeting then moved to the Area Director Reports.

Mrs. Connie Shinaver advised that the Board might want to consider putting signs in the fitness room reminding the homeowners of the twenty minute limit per machine.

Mr. Dan Katz questioned the information on the new development.

Mr. Chaszar then introduced Mr. Jerry Zelonish who had previously served as the 3rd Vice President, Architectural Control/Deed Restrictions, and advised the Board that he would like to have him appointed to that position again. The motion to appoint Mr. Zelonish was issued by Mr. Glocksein, seconded by Mr. Burton and carried.

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