

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

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

**September 12, 2006**

### **STATE OF TEXAS**

### **COUNTY OF HARRIS**

A general meeting of the homeowners of the Memorial Northwest Homeowners Association, Inc., was held on September 12, 2006, at the Memorial Northwest Swim & Racquet Club on 17440 Theiss Mail Route Road in Spring, Harris County, Texas, at the hour of 7:30 p.m. Board Members in attendance were as follows:

Craig Chaszar  
Vince Glocksein  
Bill Burton  
Jerry Zelonish  
Janet Hoffman  
Van Cramer

Connie Shinaver  
Lee Cooley  
Salome Woody  
Doug Raska  
Sheila Hammons  
Bryan Thomas

Directors not in attendance is as follows:

Dan Katz

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

Mr. Chaszar called the meeting to order and proceeded with the approval of the agenda. There being no corrections, Mr. Cramer made the motion to approve the agenda with Mr. Burton issuing the second. The motion carried.

Mr. Chaszar recognized Mr. Bill Burton, who reported on an article that was published in the 1960 Sun with regard to the arrest made by the Sheriffs on the teenagers who had vandalized forty-two vehicles in the area. He went on to note that Deputy P. Boyd was a subdivision deputy who had been involved in apprehending the suspects. Mr. Burton then recognized Dep. Chris Ecke, who reported on an attempted child abduction and advised parents to report on any suspicious activities involving their children.

Deputy Ecke went on to report that there had been a man representing himself as a representative of ADT going to homes late in the evening and questioning homeowners about their security systems. He cautioned all homeowners not to provide information to anyone coming to the door and to report any suspicious activities.

Mr. Chaszar then next called for a motion to approve the minutes of the previous meeting of the Board. The motion was issued by Mr. Cramer, seconded by Mr. Thomas, and carried.

The meeting then moved to homeowner input.

Mr. Spitzer requested the Board reconsider the Architectural Control Application for a roof that was not on the approved roof list. The Board agreed to hear Mr. Spitzer in Executive Session.

Mr. Chaszar explained to the homeowners present that if they were in attendance to express concerns over the Doerre traffic situation he would request that one person represent the group.

There was then a lengthy discussion regarding the Association's involvement in the situation with Mr. Chaszar advising that the Association did send a letter requesting KISD work toward finding a permanent solution to the problems that might help the homeowners in the area.

Mrs. Allyson Culbert read a letter requesting that parties from all sides come together, along with KISD School Board, to find an equitable permanent solution.

Mrs. Sheila Hammons, Area 8 Director, advised the Board that she had received a number of phone calls and letters requesting that the Association not endorse changes without putting it to all of the citizens of the community.

Mr. Brian Wilkinson addressed the Board with concerns about moving the trash service from backdoor pickup the curbside, advising that this would create a hardship on homeowners who were elderly or infirmed.

He also advised that he had heard a rumor that the Association was considering filling in part of the swimming pool and felt that this move was ill advised. Mr. Cramer reported that a master plan for the community center was being developed with several options and cost structures. Before any major change would be considered at the community center, the options would be presented to the neighborhood for input and after appropriate modifications the options and funding would be put to the neighborhood for a vote.

Mr. Bierman addressed the Board with concerns regarding the Association's lawsuit against the Lents, noting that in his opinion it had little chance for success.. Mr. Chaszar advised that the Board could not discuss this issue since the litigation was ongoing.

Mr. Glocksein then reported that the mosquito fogging was being conducted twice a week and advised that the best coverage for the problem with mosquitoes had been the aerial spraying that was conducted by the County. Mr. Glocksein went on to advise that the fogging is done on Wednesdays and Saturdays unless there is rain, and then they would reschedule the fogging.

Mr. Zelonish advised he had nothing to report for the general session.

Mr. Cramer next reported that the Association was in good shape financially. The collections were at ninety-five percent collected and the revenues were above the plan due to the increase in interest rates on the investments. He advised the Association had two major areas of expense: the Community Center and the common areas. He went on to report that the Association, through August, was slightly over budget in the Community Center due to the summer season and several repairs but would be on budget or under by the end of the year and the association would be on plan for the common areas.

Mr. Cramer then distributed the check register for the Board's review and briefly covered the checks that were out of the ordinary.

After reviewing the check register, Mr. Burton made a motion to approve the checks as presented. The motion was seconded by Mr. Raska and carried.

The meeting then moved to Committee Reports with Mr. Chaszar thanking Mrs. Eleanor Naremore for the very successful Labor Day picnic. Mr. Chazar advised that they had distributed eleven hundred tickets for the barbecue.

Mrs. Alice Thurber reported, on behalf of the Long-Term Planning Committee, that the committee was meeting twice a month and they were looking at making presentations in December.

Mr. Cramer reported on behalf of the Community Center Management Committee, advising that the pool season had been very successful, the swim team season was excellent, the fitness center was doing excellent, and the tennis program had been very successful.

Ms. Walleck announced the subdivision Chili Cook-off is scheduled for October 21<sup>st</sup> and invited everyone to participate.

Mr. Chaszar next advised that the Nominating Committee was comprised of Mr. Bill Burton, Chairman; Mr. Vince Glocksein; Mrs. Sheila Hammons; Mrs. Judy Harmsen; and Mr. Dave Warne. He then recognized Mr. Burton, who presented the Committee's nominees for the Board. The nominees were as follows:

3<sup>rd</sup> Vice President – Mr. Will Schmultz  
Treasurer – Mr. Van Cramer  
Secretary – Mrs. Janet Hoffman  
Area 1 Director – Mrs. Connie Shinaver  
Area 3 Director – Mr. Lee Cooley  
Area 5 Director – Mr. Bill Scott  
Area 7 Director – Mrs. Debbie Redding  
Area 9 Director – Mr. Bryan Thomas

Mr. Raska then made a motion to accept the nominees as presented. The motion was seconded by Mrs. Hammons and carried.

Mr. Chaszar then opened the floor for nominations from the floor. Mrs. Sandy Remson nominated Mr. Glen Pankonein for the Area 7 Director with Mrs. Culbert seconding the nomination.

Mr. Gene Birdwell nominated Mrs. Robin Lent for the position of Secretary with Mr. Bierman issuing the second. There was a brief question on eligibility with both candidates being accepted.

Mrs. Shinaver then issued a motion to close the nominations. The motion was seconded by Mr. Cramer and carried.

Mr. Chaszar then advised that Area 5 was currently without a Director and requested a motion to have Mr. Scott fill the unexpired term. The motion was issued by Mr. Burton, seconded by Mr. Raska and carried unanimously.

There being no Area Director reports, the meeting moved to old and new business.

Mr. Cramer reported on the new website and encouraged the members to visit the website and forward any ideas to the Board or himself.

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