

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

July 6, 2010

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 6, 2010 at the Memorial Northwest Swim & Racquet Club at 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
Sheila Hammons
Janet Hoffman
Van Cramer

Connie Shinaver
Tim McWilliams
Carmon Middleton
Doug Raska
Eileen Koscho

Directors not in attendance is as follows:

Cory Gale
Ryan Samson

Keyth Iannelli

Also in attendance was Stella Walleck of Consolidated Management Services and Mrs. Eleanor Naremore, Committee Chairperson.

Mr. Chaszar called the meeting to order and called for the approval of the agenda. There being no changes, the agenda was approved as presented.

Mr. Chaszar next explained to those present the protocol used to conduct the meeting.

Mr. Chaszar then recognized Mr. Bill Burton who presented the security report for the Association noting that there had been two burglaries of habitats during the month. Mr. Burton went on to advise the general locations of the burglaries and advised those present to report any suspicious activities.

Mr. Burton also read a letter from the Harris County Sheriff's Department thanking the Association for the use of the Clubhouse to conduct an awareness program for the officers.

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

The meeting then moved to homeowner input.

Mr. Brian Wilkinson addressed the meeting and thanked the officers for the prompt response to an issue that had occurred at his home.

Mr. Joe Bond addressed the meeting and thanked the Board for their continued support of the swim team.

Mr. Williams addressed the Board on an incident that occurred in the Weight Room the week prior to the meeting noting that his daughters and several of their friends had been harrassed by a Board Member and another person who was using the facility. There was then a very lengthy discussion regarding the rules for the weight room.

Another homeowner questioned the Board on the status of the recycling program. Mr. Chaszar advised that Republic Waste had made a presentation but the Board had not adopted the program. The homeowner advised that she would like to see the recycling program encouraged more.

The meeting then moved to Committee Reports.

Mr. Glocksein reported that Republic had submitted the new contract and quoted the same rate and conversion provision. He went on to add that the contract would be ready for execution at the August meeting.

There was a brief discussion of the back door rates with Mr. Cramer requesting that Republic guarantee the same rate for the first year if the Association went to back door.

Mr. Glocksein next advised that the Association needed to increase the mosquito fogging from twice a week to three times per week due to the unusual amount of rain. The cost of the extra fogging was \$170.00 per trip. Mr. Cramer made the motion to proceed with the additional service. The motion was seconded by Mr. Burton and carried.

Mrs. Hammons reported on the two houses and property that were for sale along Theiss Mail Route Road noting that the purchase of the properties to be converted into a recreation area for the subdivision would not be prudent due to the cost and the amount of renovations that would be required to make it suitable for use.

Mr. Cramer then presented the Financial Reports for the Association noting that the collection ratio was now up to 93% and anticipates the Association will make the projected 95% that they had budgeted. He went on to advise that revenues were ahead of plan due to the sales tax refund. He went on to advise that the expenses were on plan and that the Association was where it needed to be overall.

Mr. Cramer next distributed the check register for the Board's review and noted the checks that were unusual. After the review of the checks, Mr. Burton made the motion to approve the checks as presented. The motion was seconded by Mrs. Koscho and carried.

Mrs. Naremore reported to the Board that the Association had thirty-two dead trees that needed to be removed and after much negotiation with Olivio, he had agreed to cut the trees in the Rec. area for \$1,000.00 and the explanades for \$350.00. The motion to proceed with the removal of the trees was issued by Mrs. Hoffman, seconded by Mr. Burton and carried.

Mr. Cramer then reported on behalf of the CCMC noting that the fall surface for the playground had been ordered but was not in as yet. He went on to advise that he was working on the park benches as

the previous provider no longer carried those benches. He went on to report that the Swim Team had closed out the season and it had been a very good year.

Mr. Cramer next advised that they were working on the specifications for the new computer and that Mr. Mickuenski was not interested in organizing and running the poker party. Mr. Kukendahl agreed to work on the poker party.

Mr. Cramer then advised that there were some safety related issues that needed to be addressed. This involved installing a new outside electrical outlet near the snack bar to avoid using extension cords near the water, replacing electrical connection to the outside AC Units and to replace the connections to the parking lot lights. The cost for the repairs were estimated at \$2,150.00. The motion to approve the expenditures was issued by Mr. Burton, seconded by Mrs. Koscho and carried.

A homeowner next advised the Board that the Fitness Center had become a much more pleasant experience since the Board was checking for unauthorized users.

There being no old or new business for the general meeting, the Board adjourned to Executive Session.