

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

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

**January 5, 2010**

**STATE OF TEXAS**

**COUNTY OF HARRIS**

A Regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on January 5, 2010 at the Memorial Northwest Community Center located at 17440 Theiss Mail Route Road in Spring, Harris County, Texas, at the hour of 7:00 PM. 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  
Eileen Koscho  
Ryan Samson

Directors not in attendance are as follows:

Cory Gale

Tom McCloud

Doug Raska

Also in attendance was Ms. Walleck of Consolidated Management Services, Ofc. Scott Shaeffer and Mrs. Eleanor Naremore.

Mr. Chaszar called the meeting to order and proceeded with the approval of the agenda. Ms. Walleck noted one correction to the Agenda and it was approved as amended.

Mr. Chaszar next recognized Mr. Bill Burton who advised those present that the Harris County Sheriff's Office was conducting a Citizens Police Academy beginning January 28<sup>th</sup> and provided those present with the number to call if they were interested in participating.

Ofc. Shaeffer then presented the Security report for the association advising that December had been a quiet month. He went on to report that the number of calls about suspicious persons had increased and that there had been a number of calls about solicitors.

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

The meeting moved to homeowner input.

Mr. Charles Chambliss addressed the Board with concerns about the Abby Lane Circle cul-de-sac noting that since the tree had been removed, the cul-de-sac was in bad condition and requested the Board agree to revitalize the cul-de-sac with the homeowners agreeing to get water to it as needed. The Board requested Mrs. Naremore get bids to clean up the cul-de-sac and replace the tree and plants.

Mr. Don Thompson addressed the Board about a concern with a homeowner near his home. He went on to produce photos of the house disrepair and explained the problems with the young men living there and the number of calls the Sheriff's Office was making to the property. Ms. Walleck agreed to get the latest information from the Attorney and notify the homeowners.

Mr. John Phillips addressed the Board with concerns about the Association switching from back trash pick up to curb side and questioned the Board on whether there could be another vote on the issue. Mr. Phillips was advised that the Board had agreed to revisit this issue in a year.

Mrs. Sandra Remson addressed the Board concerning the school traffic from Doerre and requested the Board send a letter to Klein ISD requesting they expedite the building of the new road to alleviate this congestion. Mr. Burton made the motion to send the letter with Mr. Cramer issuing the second. The motion carried. Mrs. Remson is to submit a draft letter to the Association and they will revise and send on to Klein ISD.

#### Committee Reports –

Mr. Glocksein questioned the Board on proceeding with Republic Waste on changing contractors. The Board agreed to stay with Republic and extend their contract. He went on to advise that he would circulate the final prices to the Board.

Mr. Cramer then distributed the check register for the Board's review while reporting that the collections were at 96% for 2009 which was about normal. He went on to note that approximately \$150,000.00 had been collected for 2010 thus showing the Association's income had exceeded their expenses.

Mr. Cramer next reviewed the checks issued in payment of the Association's bills noting those checks that were out of the ordinary. After the review of the checks, Mr. Glocksein made a motion to approve the checks for payment with Mr. Burton issuing the second. The motion carried.

Mrs. Naremore then advised the Board that she had secured a bid from EF Tree Service to remove the mistletoe from the oak trees throughout the subdivision. The bid for this was \$1,200.00 for all of the trees. Mrs. Hoffman made the motion to approve the bid with Mr. Burton issuing the second. The motion carried.

Mr. Glocksein questioned amending the motion to approve up to \$1,400.00 to make sure that all the work was covered. Mr. Cramer advised he had Board approval to approve anything up to \$1,000.00 and the Board agreed.

Mr. Cramer next reported on behalf of the CCMC noting that there were seventy attendees at the New Year's Eve Party with only two couples who did not live in Memorial Northwest. The party worked out very well.

Mr. Cramer then advised he had been contacted by Shawn who previously worked at the pool for D & S and was advised that he was considering starting his own Pool Management Company.

Mr. Cramer next advised that the brick was separating from the window on the corner of the building and noted that the lowest bid to repair this was \$2,800.00. Mr. Burton made the motion to approve the bid with Mr. Cramer issuing the second. The motion carried.

There being no Area Director reports, the meeting adjourned to the Executive Session.