

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

## **Minutes of a General Meeting of the Homeowners And the Board of Directors**

### **STATE OF TEXAS**

### **COUNTY OF HARRIS**

A Regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on May 4, 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 p. m. Board Members in attendance were as follows:

Craig Chaszar  
Vince Glocksein  
Bill Burton  
Sheila Hammons  
Janet Hoffman  
Van Cramer  
Connie Shinaver

Tim Mc Williams  
Carmon Middleton  
Tom McCloud  
Doug Raska  
Eileen Koscho  
Ryan Samson

Directors not in attendance were as follows:

Cory Gale

Also in attendance were Stella Walleck of Consolidated Management Services, Mrs. Eleanor Naremore and Mr. David Aguilar of Republic Waste.

Mr. Chaszar called the meeting to order and proceeded with welcoming the homeowners present. He then called for any changes to the agenda. There being none, the agenda was accepted as presented.

Mr. Burton then presented the security report for the Association advising those present of the number and type of calls that were made during the month.

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

Mr. Chaszar then recognized Mr. David Aguilar of Republic Waste who briefly described a new recycling program offered by Republic Waste. He then agreed to have a presentation ready for the June Meeting.

Mr. Aguilar went on to advise that he had two requests for special handling for handicap homeowners. The Board briefly discussed how to best handle these situations and advised Mr. Aguilar that a doctors statement was the best solution.

Mr. Chaszar next recognized Mrs. Salome Woody who had been a long time member of the Board and presented her with a plaque in appreciation for her years of service.

Mr. Chaszar then advised that Mr. Keyth Innalli had volunteered to take the Area 7 Directors position and requested the Board to approve his appointment. The motion was issued by Mr. Raska, seconded by Mr. Burton and carried.

There being no homeowner input, the meeting moved to Committee Reports.

Mr. Cramer presented the Treasurer's report advising those present that the Association was still below budget in the expenses. He went on to note that the collection percentages were down some from last year and that the Association would soon proceed with collections for those delinquent accounts.

In the absence of the check register, Mr. Cramer presented the checks in payment of the Association's accounts. Mr. Burton then made the motion to approve the checks as presented with Mr. Glocksein issuing the second. The motion carried.

Mr. Naremore next reported that if the oleanders do not come back, she wants to replace them with knock-out roses. She went on to advise that the cost would be between \$700.00 & \$750.00 to replace the oleanders at Noacks cost.

Mr. Cramer then presented the Community Center Management Report advising those in attendance of the maintenance items that had been completed during the month.

Mr. Cramer next noted that the final cost on the diving stand would be \$6,000 rather than the \$5,000 authorized by the Board at the last meeting. He went on to note that the aluminum Board was about \$1,000 more than the fiberglass boards and requested the Board's authorization.

Mr. Cramer then noted that the swim team sign-up was going well with about 230 total swimmers. The pool will open weekends in May.

Mr. Burton next reported on the accident that had occurred at the pool over the weekend and noted that all the skimmer lids were being replaced.

Mr. Cramer then advised the Board that there was a possible renter for the apartment as is at a fee of \$500.00.

Mr. Chaszar noted that the ATR's property that divided the Association's property was available for possible sale or transfer to the Association.

Mr. Cramer then requested from the Board an indication of whether to persue the rental for the apartment with minimal repairs, not to exceed \$1,500.00. Mr. Burton requested a background check on the renter.

Mr. Burton made the motion to inspect and, if repairs do not exceed the \$1,500.00, rent the apartment with a background check on the renter. The motion was seconded by Mrs. Hammons and carried with one vote against.

Mr. Burton next made the motion to approve the additional \$1,000.00 for the diving board. The motion was seconded by Mr. Cramer and carried.

Mr. Chaszar then noted that Mr. Tom McCloud would be resigning after this meeting and thanked him for his service to the community.

Under old business, Mr. Chaszar noted that the “Splash into Summer” event would be scheduled for May 31<sup>st</sup> from 12:00 pm to 2:00 p.m and the Board needed to approve the funding. Mr. Cramer made the motion to appropriate up to \$1,000.00 for the event. The motion was seconded by Mr. Burton and carried.

Discussion then turned to the 4<sup>th</sup> of July event with Mr. Chaszar noting that volunteers were needed for the parade. Mr. Chaszar noted that the event would be extremely casual and similar to the “Spring into Summer” event. After a brief discussion, Mr. Burton made the motion to appropriate up to \$1,500.00 for the 4<sup>th</sup> of July event. The motion was seconded by Mr. Cramer and carried.

Under new business, Mr. Chaszar advised that there were a number of unfinished projects such as the Louetta wall, the club house, playground, etc. and suggested that these items be put to the membership in the form of a vote. There was then a very lengthy discussion about the projects centered around the Louetta wall. After the discussion, the Board suggested getting the dimensions of the entire perimeter and continuing the discussion at the next meeting of the Board.

There being no further business for the general session, the meeting adjourned.