

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

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

**May 3, 2005**

### **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 3, 2005, at the Memorial Northwest Swim & Racquet Club on Theiss Mail Route Road in Spring, Harris County, Texas, at the hour of 7:00 p.m. Board Members in attendance were as follows:

Gene Birdwell  
Vince Glocksein  
Bill Burton  
Enis Chafin  
Janet Hoffman  
Connie Shinaver

Dan Katz  
Tim Lahey  
Doug Raska  
Salome Woody  
Nickie English  
Mitch Garcia

Directors not in attendance is as follows:

Van Cramer  
Bonnie Hall  
Richard Wales

Bryan Thomas  
Craig Chaszar

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

Mr. Birdwell call the meeting to order and recognized Mr. Bill Burton. Mr. Burton reported to the Board on the personnel changes that had taken place with the Sheriff's Department. Mr. Burton then advised that a homeowner had requested that the Association purchase a sound meter so that the officer's could determine if the radio in vehicles were too loud. There was a breif discussion with the Board agreeing that this was not necessary.

Mr. Burton then recognized Officer Flores who presented the security report for the Association advising that there had been three burglaries of vehicles and burglary of a residence.

Mr. Birdwell next advised the Mr. Jerry Zelonish has submitted his resignation from the Board after many years of service to his community and requested a motion to purchase a plaque in recognition of his service. The motion was issued by Mr. Katz, seconded by Mr. Glocksein and carried.

Mr. Birdwell then advised that he had spoken with Mr. Enis Chafin regarding filling Mr. Zelonish's unexpired term and requested a motion from the Board to appoint Mr. Chafin as the

new chairperson for the Architectural Control Committee and the 3<sup>rd</sup> Vice President. The motion was issued by Mr. Glocksein, seconded by Mr. Burton and carried.

The meeting then moved to homeowner input.

Mrs. Judy Gordon addressed the Board regarding concerns with the deed restrictions and volunteered her assistance in helping to keep the subdivision looking good.

Ms. Ann Leaver questioned the Board on the sidewalks and who was to maintain the area between the sidewalk and the curb. Mr. Birdwell advised that this was the homeowner's responsibility. Ms. Leaver then questioned if the County was responsible for the cost of moving the sprinkler systems to accommodate the sidewalk and Mr. Birdwell advised her that the answer was "No".

Mrs. Melody Pankonien addressed the Board concerning a community home that had apparently be established in a house on Trace Forest. Mrs. Pankonien related various incidents that help establish that this house was not a single family residential home. Ms. Walleck advised that she had spoke with a representative for the owner who was investigating and had agreed to work with the Association to get the home moved.

Mrs. Pankonien also questioned the Board on what could be done to stop the delivery trucks to the shopping center behind her home from delivering before 7:00 a.m. Mr. Birdwell advised that he would speak with Kroger.

Mr. Leslie addressed the Board about concerns that the Marlin Swim Team had with regard to using the freezer and refrigerator in the snack bar for the swim meets. Mr. Birdwell explained that the Steering Committee had concerns regarding items missing from the units and had agreed that only the Association would be allowed to use these facilities.

There was then a lengthy discussion regarding the concessions and what would be expected of Swim Team.

Mr. Glocksein then introduced Mr. Gary Wright with Northwest Pest Control who briefly explained to the Board how Northwest handled the spraying of the subdivision for mosquito control. He advised that Northwest Pest Control has purchased new equipment which was very quiet and sometimes mistaken for not being used.

There was a question of having the door hangers placed on certain properties within the subdivision with Mr. Wright advising that they needed to call the office with the appropriate addresses.

Mr. Birdwell 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 Mr. Katz and carried.

Mr. Glocksein then advised the Board of the estimated cost to refurbish the existing pool furniture noting that the cost for refurbishing was almost the same as purchasing new furniture and that the pool committee had agreed not to proceed.

Mrs. Shinaver questioned if the Board had received the activity sheets from the community center manager as was requested in the last Board Meeting. Mr. Birdwell advised he had the activity sheet and would distribute them via e-mail.

Discussion then turned to developing a job description for the community center employees. Mrs. Shinaver advised that she would be glad to meet with Mrs. Harr and help develop the job description.

Mr. Birdwell next requested that all of the Board Members look at the lot on Theiss Mail Route Road. Mrs. Shinaver noted that the Flood Control District had advised that she would need to sign a lease and questioned if Mrs. Lent had signed the lease. Mr. Birdwell advised that she had.

Mr. Katz questioned the enforcement of the restrictions against yard lights that were not working. Mr. Katz was advised that there is no restrictions requiring the yard lights to work and noted that the Board has requested the management company not address these issues.

Mr. Garcia advised that he was trying to get "Radar" from Channel 2 to attend the "Splash into Summer" party and suggested that the Board go to [Check2Houston.com](http://Check2Houston.com) and request his presence at the meeting.

There being no further business for the general meeting, the meeting adjourned to the Executive Session.