

# MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

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

July 12, 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 July 12, 2005, 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:

Gene Birdwell  
Bill Burton  
Ennis Chafin  
Vince Glocksein

Bryan Thomas  
Tim Lahey  
Doug Raska  
Bonnie Hall  
Connie Shinaver

Directors not in attendance is as follows:

Van Cramer  
Nickie English  
Richard Wales  
Dan Katz

Janet Hoffman  
Salome Woody  
Mitch Garcia  
Craig Chaszar

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

Mr. Birdwell called the meeting to order and recognized Mr. Bill Burton, Vice President over Security who presented the security report for the Association. Mr. Burton noted that except for the fires caused by fireworks, the month has been relatively quite. He went on to briefly describe the damage to the homes affected by the fireworks.

Mr. Birdwell next called for a motion to approve the minutes of the previous meeting of the Board. Mr. Burton motioned to approve the minutes of the June Meeting with Mr. Chafin issuing the second. There being no corrections to the minutes, they were approved as presented.

Mr. Birdwell then recognized Mr. Vince Glocksein, Vice President over Contracts who advised the Board that due to the increase in the rain, he had increased the mosquito fogging to two trips per week. There was then a discussion regarding complaints received about mosquito problems with Mr. Glocksein advising to get the street name and blocks and e-mail them to him so that he could forward these to Northwest Pest Control.

Mr. Birdwell then recognized Mr. Ennis Chafin who advised that he had received twelve applications for review during the month. All applications but one had been approved. He also

noted that he had received eight complaints during the month with some still pending and he had one matter for the Executive Session.

Mrs. Naremore reported that she had sold forty tickets at the 4<sup>th</sup> of July Picnic and had presented a check to the Association for \$200.00. There was a brief discussion regarding the Picnic with compliments to Mrs. Naremore for her efforts.

Ms. Walleck then distributed the check register to the Board for their review and approval noting the extraneous checks that were on the register.

Mr. Birdwell briefly reported on the Steering Committee meeting noting that he had requested bids for the pool renovations advising that the pool was losing water and possibly had a leak. Once he had the proposal from the existing pool company, these would be used as bid specifications for additional bids.

There was then a lengthy discussion regarding the Association's expenditures with Mr. Burton expressing concern over the amount of monies being spent over the proposed budget.

Mr. Birdwell then called for a motion to approve the checks as presented. The motion was issued by Mr. Glocksein, seconded by Mr. Burton and approved.

Mrs. Naremore next advised that they had served eight hundred and sixty-eight plates at the picnic with the remaining food being donated to the "Battered Women's Shelter".

The meeting moved to the Area Director reports.

Mr. Lahey questioned the "Thank You" letter on his listing. Ms. Walleck advised that during each drive through, she picked out several homes that were well maintained to issue letters of gratitude. She also noted that there were a number of letters on the listing concerning watering of the lawns that had been deleted due to the recent rains.

Mr. Raska reported that Scout Troop 1323 had picked up the roadside trash along Theiss Mail Route Road from Louetta down to the school.

Discussion next turned to the flooding that had been caused by the recent rains in the neighborhood with Mr. Raska reporting that Precinct 4 had a web site where you could request that they come and check the storm drains in your area.

Mr. Thomas next reported that he had contacted Mr. Bill Shuster, Chief Inspector for the Texas Assessability Act and determined that unless there were renovations of \$50,000.00 or more, the Association would not be required to have the building meet ADA requirements.

After a brief discussion, the Board agreed not to expend funds for the ADA requirements at this time.

Mr. Birdwell then noted that there would need to be a Nominating Committee appointed by the August meeting.

There being no further business for the General Session, the meeting adjourned.