

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Amended Minutes of a Regular Meeting of the Board of Directors

January 10, 2006

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 10, 2006, at the Memorial Northwest Swim & Racquet Club on 17740 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
Ennis Chafin
Van Cramer
Connie Shinaver

Dan Katz
Lee Cooley
Salome Woody
Mitch Garcia
Doug Raska
Bryan Thomas

Directors not in attendance is as follows:

Janet Hoffman
Tim Lahey
Bonnie Hall

Richard Wales
Sheila Hammond

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 the attached listing.

Mr. Chaszar called the meeting to order and welcomed the homeowners present. He then called for a motion to approve the agenda. There being no corrections, the Board approved the agenda as presented.

Mr. Chaszar next recognized Mr. Bill Burton who briefly covered the Security stats before turning the floor over to Ofc. Pat Flores.

Ofc. Flores reported on an incident with trash being dumped on Shadow Valley. He went on to advise that one of the perpetrators had dropped a driver's license thus allowing the Officers to trace the culprits and have them clean up the trash.

Mr. Chaszar then 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. Cramer and carried.

The meeting then moved to homeowner input.

Mrs. Robin Lent addressed the Board regarding allegations that Mr. Gainer, the Association's Attorney, had foreclosed on a large number of homes. She went on to advise that Mr. Gainer had foreclosed on a family in the subdivision who had lost their son.

Mr. Pankonien reported on a letter that had been sent to Mr. Eversole regarding the traffic along the back entrance to Doerre Middle School and requesting a traffic study and the installation of stop signs at Knurled Oak and Champion Forest Drive.

Mr. Bruce Wilkenson addressed the Board with a problem with vehicles parking in the street. He was advised to contact the management company with the addresses. Mr. Chafin noted that he had been talking with a number of homeowners regarding the same issue.

Mr. Pankonien also advised the Board that there was a problem with large trucks making deliveries to the shopping center and creating a great deal of noise behind their homes. He advised that they had reported it once before to the Board and the problem had subsided for a short while.

Mr. Chafin next advised that there had been five submissions for Architectural Control Approval during the month with all five being approved. He also advised that he had received six complaints with four being handled and two still pending.

Mr. Chafin went on to give the Real Estate Report for the month of November and December advising that a total of one hundred fifty-six homes had been sold in 2005. Fifty-seven homes were currently on the market at an average cost per square foot of \$62.00.

Mr. Chafin also noted that the ACC Guidelines needed to be updated and requested the Board's approval to proceed with updating these documents. Mr. Cramer made the motion to proceed with revising the guidelines. Mr. Burton seconded the motion and it carried.

Mr. Glocksein noted that the Association would be going out for bids on the mosquito fogging and that no other contracts were currently up for bids.

Mr. Cramer presented the Treasurer's report for the Association advising that the Association was ninety-five (95%) percent plus collected for the year 2005. He went on to report that the Association had ended the year on budget for the Maintenance Funds and almost on budget for the club due to the large number of one time expenditures authorized by the Board.

Mr. Cramer next distributed the check register and briefly covered the checks that were out of the ordinary. After reviewing the checks, Mr. Burton made the motion to approve the checks for payment. Mr. Chafin issued the second and the motion carried.

Mrs. Eleanor Naremore next presented the Board and membership with information regarding the new development that was under construction between the subdivision and Louetta. She went on to advise that Chagall would be extended through to Louetta.

Mr. Chaszar then thanked Mr. Van Cramer and his wife Mrs. Carolyn Cramer for their efforts in seeing that the entrances and club were decorated for the holidays.

Mr. Cramer next reported to the Board on the results of the Club Management Committee Meeting presenting written notes to the Board. He noted that the Committee was looking at a number of items including bringing the electrical up to code. He advised that the Association had purchased a storage building which was due to be delivered the day after this meeting.

The meeting then moved the Area Director Reports.

Mr. Garcia questioned the maintenance of the clu-de-sacs suggesting that they be maintained every two weeks. Mrs. Naremore advised that the cul-de-sacs were maintained every two weeks year round.

Mr. Thomas advised that a car at the end of Shadow Valley would be removed by the end of the following week.

There being no further business for the General Session, the Board adjourned to Executive Session.