

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

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

**March 7, 2006**

### **STATE OF TEXAS**

### **COUNTY OF HARRIS**

A general meeting of the Memorial Northwest Homeowners Association, Inc., was held on March 7, 2006, at the Memorial Northwest Swim & Racquet Club on 17440 Theiss Mail Route Road in Spring, Harris County, Texas, at the hour of 7:30 p.m. Board Members in attendance were as follows:

Craig Chaszar  
Vince Glocksein  
Bill Burton  
Jerry Zelonish  
Janet Hoffman  
Van Cramer  
Connie Shinaver

Lee Cooley  
Salome Woody  
Mitch Garcia  
Doug Raska  
Sheila Hammond  
Bonnie Hall

Directors not in attendance is as follows:

Dan Katz  
Tim Lahey

Richard Wales  
Bryan Thomas

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

Mr. Chaszar called the meeting to order with a welcome to the homeowners and the introduction of the Board of Directors.

Mr. Chaszar called for the approval of the agenda noting that the budget presentation would be after the regular agenda items were complete. Mr. Cramer so moved with Mr. Burton issuing the second. The motion carried.

Mr. Chaszar next recognized Ofc. Pat Flores who presented the Security Report for the Association. After the report, Ofc. Flores fielded concerns of homeowners present.

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

The meeting then moved to homeowner input.

Mr. Smith advised that he had noticed breakage in the curbs around the subdivision and questioned who was responsible for their repair. Mr. Smith was advised to contact Harris County Pct. 4 Maintenance.

Mr. Glocksein next reported that the Board had secured bids for the mosquito fogging of the subdivision. He went on to advise that two of the bids did not include the spraying of the area behind the tennis courts with the hand held sprayer. After reviewing the bids, Mr. Glocksein recommended the Board renew the contract with Northwest Pest Patrol. The motion to renew the contract was issued by Mr. Raska, seconded by Mr. Zelonish and carried with one dissenting vote.

Mr. Glocksein then presented the proposals for a survey of the community center property for the Long Term Planning Committee. After reviewing the proposals, Mr. Glocksein recommended the Board accept the proposal from NSS. The motion was issued by Mr. Cramer, seconded by Mr. Burton and carried.

Mr. Glocksein next advised that he had a bid for the repair of the underwater pool lights and, a light on the pole illuminating the pool. The lighting is a factor in the consideration to possibly extend the hours of the pool which is under discussion by the CCMC (Community Center Management Committee).

Mr. Cramer then presented the Treasurers Report for the Association advising those present that the Association was approximately 80% collected as of February 28<sup>th</sup>. He next distributed the check register for the Board's review and briefly covered the checks that were issued. Mr. Glocksein then motioned to approve the checks as presented with Mr. Burton issuing the second. The motion carried.

Mr. Cramer next distributed the minutes of the CCMC Meeting and briefly covered the highlights of the meeting including new equipment in the fitness Center, a status of the progress in sign-up for the Swim Team and an update of the maintenance required. He also noted that the Committee was still looking for volunteers to handle some of the social events and to contact either Bernadina Mickey or the Community Center office if anyone was interested in hosting one of the events.

Mr. Cramer then advised the Board of the ongoing plan to expand the Web Site for the Community Center and explained what was being done to accomplish the task.

The meeting then moved to the Area Directors reports.

Mrs. Shinivar advised the Board of the e-mail regarding the mulch that was alleged to be from the New Orleans area made from contaminated debris and cautioned everyone to make sure they purchased mulch from responsible sellers.

Mr. Chaszar next advised that the Association had a fairly large Board which could be intimidating for homeowners who wished to exercise their right to address the Board. He went on to recommend that the Association establish a "Dispute Resolution Committee" which could handle the ACC/Deed Restriction matters. After a brief discussion, the Board agreed that these were matters for the Area Directors.

Mr. Cramer then presented the Budget for 2006 advising the homeowners present that copies of the budget were on the Association's web site.

He went on to advise those present that the Association had successfully maintained the current level of maintenance fees (196.00) for the past ten years and would probably be required to consider an increase in the near future to cover maintenance inflation caused by higher energy cost. Mr. Cramer went on to cover the 2006 budget as well as a list of the proposed major projects that the Association was considering in the future.

Mr. Chaszar next recognized Mrs. Alice Thurber who reported to the Board on behalf of the Long Term Planning Committee. After introducing the Committee Members present, Mrs. Thurber advised the committee had met and determined a mission statement as well as determined what expert advice would be needed. She went on to advise that currently, the Committee was looking at rebuilding the facility in stages and would potentially need an Engineering Study.

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