

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

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

**August 1, 2006**

### **STATE OF TEXAS**

### **COUNTY OF HARRIS**

A regular meeting of the Memorial Northwest Homeowners Association, Inc., was held on August 1, 2006, at the Memorial Northwest Swim & Racquet Club on 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  
Bill Burton  
Jerry Zelonish  
Janet Hoffman  
Dan Katz

Lee Cooley  
Salome Woody  
Doug Raska  
Sheila Hammons

Directors not in attendance is as follows:

Bonnie Hall  
Connie Shinaver  
Bryan Thomas

Vince Glocksien  
Van Cramer

Also in attendance was Stella Walleck of Consolidated Management Services, Officer Chris Ecke 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 and proceeded with the Security Report.

Mr. Burton introduced Ofc. Chris Ecke who is the new officer replacing Ofc. Pat Flores.

Ofc. Ecke reported on three juveniles who had admitted to over forty motor vehicle burglaries, a break in of a home and vehicle vandalizm.

Mr. Chaszar then advised that a quorum of the Board was present and proceeded with the approval of the agenda. The motion to approve the agenda was issued by Mr. Burton, seconded by Mr. Raska and carried.

Mr. Chaszar next called for a motion to approve the minutes of the previous meeting of the Board. After reviewing the minutes, Mr. Burton made the motion to approve the minutes as presented. Mr. Zelonish issued the second and the motion carried.

Mr. Chaszar then opened the meeting to homeowner input.

Mr. Glen Pankonien reported on the KISD Board Meeting noting that there were two representatives from Glen Loch Farms present at the meeting. He went on to advise that the Board had agreed to close the back entrance to Doerre with cones which would be moved to allow access for buses and teachers. There would also be three crossing guards at Theiss Mail Route Road.

Mr. Jay Dedrick questioned the Board on the mosquito fogging and was advised that the Association was increasing the applications to three times a week. Mr. Dedrick also reported on the problem of speeders along Theiss Mail Route Road and was advised by Mr. Burton that he would report this to the Sheriff's.

Mr. Ronald Boyd addressed the Board on an application for a storage building and was referred to Mr. Zelonish.

Discussion briefly turned to the new areas for the subdivision with the Board requesting Mrs. Naremore bring the subdivision plat to the Club for display.

Mr. Chaszar then noted in Mr. Glocksein's absence that the Association was securing bids for trash service and would be voting at the next meeting of the Board.

Mr. Zelonish reported that he was still talking to homeowners about removing the contractor signs.

Mr. Chaszar reported on behalf of Mr. Cramer advising those present that the Association's income was slightly higher than budgeted due to higher collection, grandfathered club members and interest income. He also noted that the overall expenses would be in line with the annual budget by year end.

Ms. Walleck then presented the checks in payment of the Association's accounts noting those checks that were unusual. After reviewing the check register, Mr. Zelonish made the motion to approve the checks for payment. Mrs. Hammons issued the second and the motion carried.

The meeting then moved to committee reports.

Mrs. Naremore advised the Board that they could combine the General Meeting of the Homeowners with the Board meeting for September. She went on to advise that the 4<sup>th</sup> of July picnic had been moved to Labor Day.

Mrs. Naremore next proposed that the Board establish a committee to set guidelines for Garage Sales. She also noted that the association had adopted by resolution guidelines for vehicles that were "For Sale" noting that the vehicles must be in the driveway.

Mrs. Thurber reported that the Long Term Planning Committee had been meeting about every two weeks to look at sketches, square footage requirements, etc. She advised that the Fitness Center would probably be the first building to be constructed.

Mr. Chaszar presented the report from the Community Center Management Committee noting that they would be installing an eight foot wooden fence along the back side of the tennis courts and would also be replacing some of the lights along the walkways. He went on to report that the new Community Center Web Site was looking very good.

There was then a brief discussion regarding the pool hours with Mr. Chaszar noting that with school starting, the pool would be open on weekends only.

The meeting then moved to the Area Director Reports.

Mr. Katz noted that he had already turned in two deed restriction matters to the management company concerning a used car lot on Twining Oaks and a stored vehicle on Oak Moss.

Mrs. Hammon reported that she had received a call from a homeowner on her street complaining about a man following her child in a vehicle. Mrs. Pankonein also noted that her daughter had been followed by a man in a vehicle.

Discussion then turned to the September meeting of the Board. After the discussion, Mr. Burton made the motion to move the meeting to September 12<sup>th</sup> and hold the Board Meeting and the General Meeting of the Homeowners at the same time. The motion was seconded by Mr. Raska and carried.

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