

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

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

**March 6, 2007**

### **STATE OF TEXAS**

### **COUNTY OF HARRIS**

The Regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on March 6, 2007, 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:

Craig Chaszar	Salome Woody
Vince Glocksien	Doug Raska
Bill Burton	Debbie Redding
Will Schmultz	Bryan Thomas
Janet Hoffman	Sheila Hammons
Van Cramer	
Connie Shinaver	

Directors not in attendance is as follows:

Lee Cooley	Dan Katz
Bill Scott	

Also in attendance was Stella Walleck of Consolidated Management Services, Mrs. Eleanor Naremore, and Ofc. Chris Ecke of the Harris County Sheriff's Department.

Mr. Chaszar called the meeting to order and proceeded with the approval of the agenda. There being no changes, the agenda was approved as submitted.

Mr. Chaszar next recognized Mr. Bill Burton who advised he had nothing to report and subsequently turned the meeting over to Ofc. Chris Ecke who reported on the security status for the Association. Ofc. Ecke also noted that he had just been certified to inspect homes for safety concerns allowing the homeowners to secure a 5% savings on their homeowner policies.

Mr. Chaszar then called for a motion to approve the minutes of the previous meeting of the Board. After noting corrections, Mr. Glocksien made the motion to approve the minutes as amended with Mrs. Hoffman issuing the second. The motion carried.

The meeting next moved to homeowner input.

Mr. Art Byrum advised the Board of a problem with a mercury vapor light that was mounted in the yard behind his home and was shining in his back yard. He also noted that there was a tree that had been damaged by lightning and was hanging over his back yard. Ms. Walleck noted that a letter had been sent to the homeowner about the light. The Board offered several solutions with regard to the tree.

Mr. Dave Warne questioned if the Board had looked into the comparative cost of trash services that had been submitted by a homeowner several months prior. Mr. Glocksien noted that the subdivision and services were not comparable to Memorial Northwest and were at the end of three year contracts that would go up when they were re-negotiated.

The meeting then moved to committee reports.

Mr. Cramer reported that the Association was slightly ahead in collections over the prior years and that they were looking into establishing new CD ladders for the Association. He then distributed the check register for the Board to review and approve noting that the property tax bills were extremely reduced due to the Association qualifying for nominal valuation on their property.

After reviewing the check register, Mr. Schmultz made the motion to approve the checks for payment with Mr. Glocksien issuing the second. The motion carried.

Mrs. Naremore next reported that a Live Oak Tree had been planted in the esplanade last week. She went on to cover the bids for the renovation of the remaining cul-de-sacs noting that the Bid from Noack was the lowest and recommended that the Board accept this bid. After reviewing the proposals, Mr. Burton made the motion to accept the bid from Noack. The motion was seconded by Mr. Cramer and carried.

Mrs. Naremore then reported that she had scrubbed the signs on the Champion Forest entrances and that they did look much better.

Mr. Cramer then distributed the written report for the Community Center Management Committee noting that the Long Term Planning Committee would be scheduling a meeting with the Board sometime in April.

Mr. Cramer went on to report on the general maintenance items and noted that the Committee had approved \$2,000.00 for the Swim Team. He also advised that subject to securing proper insurance coverage, the committee had approved the coach of the swim team to give private lessons in the pool. Mr. Cramer also noted that the committee was looking at a number of options to upgrade the fitness area.

Mr. Burton questioned any plans to improve the parking lot and was advised that the repairs were being looked at.

The Board then engaged in a brief discussion with Mrs. Sandy Remson with regard to providing water aerobics at the pool during the summer. Mrs. Remson advised how the program worked and the number of persons participating in the plan. After a brief discussion, the Board agreed to allow Mrs. Remson to continue with the lessons.

The meeting next moved to the Area Director Reports.

Mr. Raska noted that he had received a number of calls on the house at the corner of Birch Forest and Theisswood and questioned when the house would be completed. Mr. Schmultz advised that he thought it would be completed within the next thirty days.

Mrs. Redding questioned how long vehicles could be parked in the street and was advised of the rules governing vehicles.

The meeting then moved to old and new business.

Mr. Burton noted that he had received a number of phone calls on the air traffic problem at Hooks Airport. Ms. Walleck agreed to try to get an update on this situation.

Mr. Cramer next advised that the proposal for the 2006 audit had been received from Mr. Kevin McKenna and continued to be the same as the prior year cost of \$4,000.00. He requested a motion to approve the audit cost. The motion was issued by Mr. Glocksien, seconded by Mr. Burton and carried.

There being no further business for the general session, the meeting adjourned to executive session.