

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

April 3, 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 April 3, 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
Vince Glocksien
Bill Burton
Will Schmultz
Janet Hoffman
Van Cramer
Connie Shinaver

Salome Woody
Bill Scott
Debbie Redding
Sheila Hammons

Directors not in attendance is as follows:

Lee Cooley
Doug Raska

Dan Katz
Bryan Thomas

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 presented.

Mr. Chaszar then recognized Mr. Bill Burton, Vice President over Security who reported that due to system changes with the County, he did not have statistics to report. He then recognized Ofc. Chris Ecke who presented the security report for the Association.

Mr. Chazar next called for a motion to approve the minutes of the March General Session. The motion was issued by Mr. Cramer, seconded by Mr. Burton and carried.

The meeting then moved to homeowner input.

Mrs. Skinner reported to the Board problems along the 18200 block of Trace Forest with a homeonwer allowing children from Dorree to be picked up in front of her house thus blocking the driveway and making access to the street difficult.

The meeting then moved to committee reports.

Mr. Glocksien advised that he had the contract for Sweetwater Pool noting that he had added the thirty day cancellation and other items. He also reported that he had the contract for Northwest Pest Control which showed no increase over the previous year and questioned the Board on starting the service at two visits per week. After a brief discussion, the Board agreed to the two visits per week.

Mr. Will Schmultz reported that the month had been very quite and that the house on Birch Forest would be completed within the next sixty days.

Mr. Cramer distributed the check register for the checks that were issued in payment of the Associations accounts. He went on to point out and explain the unusual expenditures during the month. After reviewing the check register, Mr. Glocksien made the motion to approve the checks as submitted. Mr. Schmultz seconded the motion and it carried.

Mrs. Naremore advised that there had been no opposition to removing the childrens birth dates from the Directors. She went on to advise that the light at Deep Pines and Louetta had been repaired and was now working.

Mr. Cramer, reporting on behalf of the Community Center Management Committee advised the Board that the committee was getting bids to repair the parking lot and that the Long Term Planning Committee wanted to schedule a meeting with the Board to review the proposals for the Community Center.

The meeting then moved to Area Director reports.

Mrs. Hammons noted that there was a problem in her area with homeowners parking in front of the mail boxes for other homeowners and questioned what could be done. She was advised that this was a problem for the postal authorities.

Ms. Walleck advised the Board that she needed to order several sets of numbers for the reader boards and that the club also needed additional letters. Mr. Cramer motioned to appropriate up to \$200.00 for the purchase of the letters. The motion was seconded by Mrs. Hammons and carried.

The meeting then moved to old and new business.

Ms. Walleck questioned the Board on when to start the curb numbering. After a brief discussion the Board agreed to start after April 15th.

There was then a brief discussion about the Memorial Day "Splash into Summer" event with the Board agreeing to proceed with the event.

The meeting then adjourned to Executive Session.

EXECUTIVE SESSION

The meeting of April 3, 2007 resumed in Executive Session with all of the original Board Members still present along with Ms. Walleck.

Mr. Chaszar reconvened the meeting and recognized Mr. Bill Burton who reported to the Board on a letter that was received from Mr. Peebles concerning loud parties that were held next door to his home and the response of the Sheriff's Department. Mr. Burton noted that each time Mr. Peebles had called, he failed to leave a name and number therefore, the offices could not respond to him. Mr. Burton also advised that copies of the letter had been furnished to all of the Officers and that they had personally visited with both Mr. Peebles and the offending homeowners.

Mr. Chaszar reported on the letter that was received from Mr. Runge noting that he had called and talked with Mr. Runge to advise him that he did not have the options to opt out of the club and that all of the fees were still due. He went on to note that he had advised Mr. Runge that he might want to contact his personal lawyer.

The Board next reviewed the minutes of the Executive Session for March, noting several corrections and changes. The minutes were tabled until the May meeting.

Discussion then turned to the escalating problem with the traffic on Trace Forest with Mr. Chaszar requesting the phone number for Mr. Tom Ricker with Klein I. S. D.

Mrs. Hoffman next suggested that the Board consider placing security camera's in the fitness room to help curtail the problems with vandalism. There was then a lengthy discussion of the options available to the Association with Mr. Cramer agreeing to look into the cost.

Mrs. Hoffman then noted that this was the fourth meeting that Mr. Cooley had missed and questioned if the Board was bending the rules for some and not others. Mr. Chaszar noted that he was vital to the Long Term Planning Committee presentation and advised that he had spoken with him already about his position on the Board but would talk with him again.

Mr. Chaszar next advised the Board that he would like to establish a Legal Committee to handle the issues with the Lent lawsuit. The motion to proceed with the suit was issued by Mr. Cramer and seconded by Mrs. Hoffman. The motion carried.

There was then a brief discussion regarding the recent depositions and the meeting adjourned.