

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

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

**May 1, 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 May 1, 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  
Bill Burton  
Will Schmultz  
Janet Hoffman  
Van Cramer  
Connie Shinaver  
Dan Katz

Salome Woody  
Doug Raska  
Debbie Redding  
Sheila Hammons

Directors not in attendance is as follows:

Vince Glocksien

Bryan Thomas

Also in attendance was Stella Walleck of Consolidated Management Services and Mrs. Eleanor Naremore.

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 that Officer Ecke was not available and that there was no security report.

Mr. Chaszar then called for a motion to approve the minutes of the previous meeting of the Board. There being no corrections, Mr. Burton made the motion to approve the minutes as submitted. The motion was seconded by Mrs. Shinaver and carried.

Mr. Chaszar next opened the meeting for Homeowner input.

Mrs. Alice Thurber addressed the meeting with regard to the Lent Lawsuit and presented the Board with a letter that had been compiled by Mrs. Lent and approved by the Attorney. Mr. Chaszar noted that the Board will not discuss the suit.

The meeting then moved to Committee Reports.

Mr. Schmultz advised that the house on Birch Forest was nearing completion.

Mr. Cramer then distributed the check register in payment of the Associations accounts and briefly covered various checks that were unusual. After reviewing the checks, Mr. Burton made the motion to approve the checks with Mrs. Hoffman issuing the second. The motion carried.

Mrs. Naremore next reported that all of the cul-de-sacs were completed. She went on to report on one instance of vandalism and advised the Board that they need to make the decision on whether to rebill the homeowners.

Mr. Cramer then reported on behalf of the Community Center Management Committee and Long Term Planning Committee advising that the Long Term Planning Committee had presented several future facility options during the regular CCMC Saturday pre board meeting. He went on to advise that several of the preferred options would be further developed and will be ready for presentation to the full Board sometime in late May. Once approved by the Board, the plans would then go to the homeowners for consideration and approval along with the information on payment options.

Discussion next turned to the increased utilization of the newly renovated fitness center and the attendant security challenges and the possibility of hiring someone to monitor the fitness center during certain hours and assist in the general cleaning the machines. The Board agreed to hire someone to monitor the fitness center.

The meeting then moved to Area Director Reports.

Mrs. Hammond reported on a complaint from a concerned homeowner who registered a complaint with regard to a driveway extension that had been approved.

The meeting next moved to old and new business.

Mr. Chaszar advised that the "Splash into Summer" event was scheduled for Memorial Day and advised that he had volunteered to cook the hot dogs on the grill and called for the Board Members to volunteer their services as well.

Mr. Chaszar next recognized a Boy Scout from Troop 469 who was monitoring the meeting to earn credit for a badge.

Another homeowner recommended that the Board consider putting Martin houses along the flood control ditch to aid in the mosquito infestation problem.

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

## EXECUTIVE SESSION

The meeting of May 1<sup>st</sup> resumed in Executive Session with the Board and Ms. Walleck still present.

Mr. Chaszar opened the meeting by announcing that Mr. Burton, Mrs. Hoffman and Mr. Schmultz had agreed to serve on the Legal Committee. He also requested Mrs. Woody serve on the committee. Mrs. Woody requested time to consider this and agreed to advise later.

Ms. Walleck distributed the report from Mr. Gainer advising the Board that there was no action of the Board necessary. She went on to advise that the Peterson lawsuit had been settled and that the work to correct the problem was well underway.

Discussion next turned to the vandalism of the cul-de-sac with the Board agreeing unanimously not to rebill any homeowners at this time with the possibility to rebill them if the problem occurred again.

Mr. Cramer next advised that the collections for the year were slightly behind schedule and explained the delay in the collection letters being sent. He then went on to advise that Mrs. Harr had reported the hail damage to the insurance company who had sent an adjuster to view the damage. He went on to report that the Association could take the estimated \$28,000 and not make the repairs or they could proceed with the repairs and then make claim for the rest of the damage less the 1% (approximately \$20,000) deductible. Mr. Cramer recommended we take the \$28,000 and forgo repairs for the time being and reserving the money for future spot repairs as the likely intention was to tear down the buildings within a relatively short timeframe.

After a brief discussion, Mr. Burton motioned to make the claim for the \$28,000. The motion was seconded by Mrs. Woody and carried unanimously.

Mr. Raska then updated the Board on the curb numbering advising that the contractor was cleaning the curbs with a wire brush and then painting the background. He also noted they would return the plat immediately.

Mr. Cramer then advised that the committees were working on creative solutions to promote tennis in the subdivision, funding for this was included in the budget and the concept was supported by the CCMC. The approach is to sponsor free events for residents to encourage them to join the tennis teams and to generally better utilize the excellent tennis facilities which are getting less use from the residents as the tennis team ranks have declined.

He went on to further explain the LT Planning Committee facility options and the likely range of costs and necessary HOA assessments required to fund the options. Loans would be required along with phasing of the construction.

Mr. Cramer noted that when the long term plan was presented to the membership, they would also need to advise the members of the potential cost and how the Board would secure financing and repay the debt. The members will need to vote on the benefit and cost in one package so as to be totally transparent.

Mr. Chaszar suggested an article for the newsletter. The Board agreed it was premature to start putting articles in the newsletter.

There being no further business, the meeting adjourned.