

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

August 7, 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 August 7, 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 Glocksein
Bill Burton
Will Schmultz
Janet Hoffman
Van Cramer
Connie Shinaver

Dan Katz
Salome Woody
Tom McCloud
Doug Raska
Debbie Redding
Bryan Thomas
Sheila Hammon

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

Mr. Chaszar called the meeting to order and proceeded with the approval of the agenda. There being no changes, Mr. Cramer made the motion to approve the agenda. The motion was seconded by Mr. Schmultz and carried.

Mr. Chaszar then suspended the agenda to introduce Mr. Tom McCloud who had agreed to serve as the Area 5 Director. Mr. Chaszar then called for a motion to approve the appointment of Mr. McCloud. The motion was issued by Mr. Raska, seconded by Mr. Schmultz and carried unanimously.

Mr. Chaszar next recognized Mr. Bill Burton, Vice President of Security who turned the meeting over to Ofc. Ecke for his report.

Ofc. Ecke advised that all of the instances of vandalism seemed to be down for this time of the year. He also reported that there had been a sexual assault in Myers Park and that there were a number of purse and wallet thefts at the local food markets.

Ofc. Ecke also reported on the program involving vehicles parked in the street with expired tags. He went on to advise that a letter would be sent to the owner giving them 30 days to bring the vehicle into compliance. If they failed to do so, the vehicle would be orange tagged and then towed if they failed to meet the time frame or remove the vehicle..

Mr. Chaszar then called for a motion to approve the minutes of the June Meeting. Mr. Burton noted a correction in that the Association contracts with the Sheriff's Dept. and not Pct. 4 Constables. Mr. Cramer then made a motion to approve the minutes as amended. The motion was seconded by Mr. Burton and carried.

The meeting then moved to Homeowner Input.

Mr. Dave Warne addressed the Board with a suggestion that they budget to hire an additional deputy with the 2008 budget. He went on to report on several incidents around his property concerning suspicious persons or attempted break ins.

Mr. Vince Glocksien next reported that the Association has been notified of the annual increase that was included in the Republic Waste contract which would bring the monthly billing to 22.97 plus tax and other fees and would be effective October 1st.

Mr. Schmultz reported that the chickens on Hillswind were gone and that he had visited with the new homeowner on Aleta who was preparing for a complete renovation of the property over the next few years.

Mr. Cramer distributed the Association's check register while noting that the Association was now about 95% collected for the year. He went on to report on how the Association was tracking on their budget for the year noting that expenses would probably exceed revenues mainly due to the increase in insurance cost. Mr. Cramer then reviewed the check register reporting on the checks that were not usual.

After the review of the check register, Mr. Glocksien made the motion to approve the checks for payment. The motion was seconded by Mr. Burton and carried unanimously.

Mrs. Naremore next reported on the Labor Day Picnic advising the Board of what entertainment would be provided. There was a brief discussion regarding the number of plates to prepare with Mrs. Hoffman making the motion to plan for 1150. The motion was seconded by Mr. Burton and carried with one abstention.

Mr. Cramer then reported on behalf of the Community Center Maintenance Committee submitting a written report and reporting that the Committee was working on correcting a problem with the drainage in the back area of the property. He also noted that they were still working on a solution to the air conditioning problem at the Community Center and will be spraying the back area of the property to get rid of the poison ivy.

Mr. Chaszar next advised that he had appointed Mr. Burton and Mr. Schmultz to the CCMC and requested a motion to approve these appointments. The motion was issued by Mr. Glocksien, seconded by Mrs. Hoffman and carried.

Discussion next turned to the method that the CCMC used for the purchase and approval of expenditures. Mr. Cramer explained that the Board had previously approved the committee's authority to approve the items as long as they were within the budget. After the lengthy discussion, it was agreed that non-emergency expenditures would be presented to the Board for approval.

Mr. Glocksien thanked Mr. Bryan Thomas who assisted the Committee on solutions for the Air Conditioning problem.

The meeting then moved to Area Director Reports.

Mr. Raska reported that the remodeled home on Birch Forest had not had any activity in about four weeks. Mr. Schmultz agreed to contact the homeowner.

Mr. Redding reported on the problem with speeding and running stop signs on Champion Forest Drive.

The meeting then moved to Old Business.

Mr. Cramer reviewed the Audit and explained the differences in the various funds. After the review, Mr. Cramer motioned to accept the audit. Mr. Burton issued the second and the motion carried.

Discussion then turned to the September General Meeting of the Homeowners. Mr. Chaszar reported on those positions that would be up for election. He then reported on the Nominating Committee advising that he had requested Mr. Will Schmultz to chair the committee with Mrs. Hoffman and Mrs. Redding serving as the additional committee members from the Board. He went on to add that he had requested Mrs. Eleanor Naremore and Mrs. Judy Harmsen to serve as the homeowner committee members. The motion to approve the nominating committee was issued by Mr. Raska, seconded by Mr. Cramer and carried.

Discussion next turned to the date that the General Meeting would be held on. After a brief discussion, the Board agreed to hold the September meeting on September 11th and the October General meeting on October 23rd. The motion to approve these dates was issued by Mr. Glocksien, seconded by Mr. Cramer and carried.

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