

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

September 11, 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 September 11, 2007, at the Memorial Northwest Swim & Racquet Club at 17440 Theiss Mail Route Road in Spring, Harris County, Texas, at the hour of 7:30 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
Tom McCloud
Doug Raska
Debbie Redding
Bryan Thomas
Sheila Hammon

Directors not in attendance were as follows:

Dan Katz

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 called for a review of the agenda. There being no changes to the agenda, Mr. Burton made the motion to approve the agenda as submitted. The motion was seconded by Mrs. Hammon and carried.

Officer Chris Ecke then presented the security report for the Association advising those present that there was one incident of a man exposing himself in a small compact truck on Champion Forest. He advised those present that should they witness such an action to attempt to get a license plate number. He also noted that classes had resumed at the schools and advised all drivers to obey the speed limits in the school zones.

Mrs. Sanders reported that there was a problem with the school traffic along Hidden Forest Drive and Hidden Trail both in the mornings and in the afternoons. Ofc. Ecke agreed to check on the situation. Mrs. Sanders also requested that the Association send a letter to Commissioner Eversole about the traffic in these areas.

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

The meeting then moved to Homeowner input.

Mr. Johnny Carvey addressed the meeting on behalf of the homeowners on Hillswind Circle who were present to request the Board remove the crushed granite on their esplanade and replace it with sod. Mr. Carvey went on to note that the sod and shrubs had been removed from the esplanade without consulting the homeowners around the esplanade. After a lengthy discussion regarding the esplanades, Mr. Glocksien made the motion to get estimates to remove the granite and replace it with sod. If the cost was reasonable, the Association would pay to replace the crushed granite and the homeowners would be responsible for the watering. The motion was seconded by Mr. Cramer and carried unanimously.

Mrs. Carvey next advised that she was aware that Area 3 had no Area Director and that she would be glad to serve as Area Director but she wanted to remain anonymous. She was advised that the Area Directors had to be available to the homeowners in the area.

Mrs. Sandra Remson reported to the Board the traffic problems that had occurred at the Doerre Open House. Mrs. Remson reported that she had contacted the school prior to the open house and was informed that they would be putting the cones out on Knurled Oak to help in managing the traffic problems. She went on to advise that she had contacted the Sheriff's Department and had no response and that the Klein Officers were there to clear the traffic and allow the blocked school bus to move.

Mrs. Remson went on to advise that she had spoken with the school principal, the President of the School Board, Mr. Richter and his replacement, Mr. Larry Domino in reference to alleviating the problem. She noted that she had a meeting with Mr. Domino.

Mr. Burton advised that there was no officer on duty that evening and went on to explain how the officers were scheduled.

The meeting then moved to committee reports.

Mr. Glocksien reported on the Republic Waste Billing error where they had billed a fuel service charge once again. Ms. Walleck noted that she had spoken with Mr. Lacy concerning the billing error and expressed the Association's dissatisfaction. She went on to suggest that Republic be required to rebill the entire subdivision with a corrected billing and to issue refund checks on all accounts that had paid the additional amount. The Board agreed and also requested that Republic Waste forward an advance copy of the billing to Ms. Walleck for review and modification as required before each quarterly billing was mailed.

Mr. Burton also noted that the billing referred to curbside pickup instead of back door and requested this be corrected. Mrs. Woody also noted that there was a problem with getting the recycle bins.

Mr. Cramer then reported that the Association was currently 95% collected for the outstanding fees and that the spending was actually tracking under budget for most items. He went on to advise that the funds collected for the maintenance of the community center were actually being used to subsidize the general maintenance items for the subdivision.

Mr. Cramer next presented the check register to review the checks submitted for the payment of the Association's accounts. He briefly covered the checks that were not usual.

Mr. Schmultz then made a motion to approve the checks for payment. The motion was seconded by Mr. Raska and carried.

Mrs. Naremore reported that the Association had served 940 plates at the Labor Day picnic and suggested that the Association order only 1000 plates in the future. Mrs. Naremore went on to advise that the additional food had been donated to Boys and Girls Country.

The Board thanked Mrs. Naremore for all of her efforts.

Mr. Cramer reported on behalf of the Community Center Management Committee noting that the committee was still working on a solution for the fitness area air conditioning problem. He went on to report that the work on the drainage problem had been completed and that the Association had sprayed the area for poison ivy and poison oak. Mr. Cramer also noted that the committee had approved trimming the trees around courts five and six and had also tested and approved an air purifier in the building which had helped the air quality.

Mr. Cramer went on to advise that the tennis leagues were going well and that the Long Term Planning Committee wanted to meet with the Board to discuss additional specifications for the facility.

Mr. Cramer next advised that the tree trimming for courts five and six would be \$825.00 and requested a motion to approve the expense. The motion was issued by Mr. Glocksien, seconded by Mr. Schmultz and carried. He then requested a motion to approve the \$900.00 for the purchase of the purifier. The motion was made by Mr. Glocksein, seconded by Mr. Cramer and carried unanimously.

Mr. Cramer then reported that the committee had requested Mrs. Harr to get bids to repair the cracks on courts 1, 2, 3 & 4. If the bid was less than \$5,000.00 they would authorize the repairs and if it was more, they would look at other alternatives. Mr. Glocksien made the motion to approve the repairs if it was less than \$5,000.00. The motion was seconded by Mr. McCloud and carried.

Mr. Chaszar next reported on the Nominating Committee advising that Mr. Will Schmultz was Chairing this committee. Mr. Chaszar next noted that the other committee members were Mrs. Debbie Redding, Mrs. Janet Hoffman, Mrs. Eleanor Naremore and Mrs. Judy Harmsen. He then recognized Mr. Schmultz who advised that all of the existing Board Members had agreed to run again for their positions.

Mr. Chaszar next called for nominations from the floor. There being no nominations, Mr. Burton made the motion to close the nominations. The motion was seconded by Mr. Cramer and carried unanimously. Mr. Chaszar thanked all of the Board Members for their participation.

There was then a brief discussion about when the vote to approve the nominations would be held with Mr. Chaszar noting that this would take place at the October 23rd meeting.

The meeting then moved to the Area Director Reports.

Mrs. Woody reported that there were two dead trees on the esplanade that needed to be removed.

Mrs. Redding reported that she had received a number of calls on the brick column that was leaning in Section 18. She also noted that the problem with speeding and running stop signs was primarily happening on the weekends.

Mrs. Hammons advised that she had received a complaint about the number of foreclosures in the subdivision.

It was also noted that the foreclosed house at the corner of Lichen Lane and Deep Pines had a broken fence gate.

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