

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

July 7, 2009

STATE OF TEXAS

COUNTY OF HARRIS

The Regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on July 7, 2009 at the Memorial Northwest Community Center located 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
Janet Hoffman
Van Cramer

Connie Shinaver
Dan Katz
Carmon Middleton
Doug Raska
Debbie Redding
Ryan Samson

Directors not in attendance is as follows:

Sheila Hammons
Cory Gale

Tom McCloud
Eileen Koscho

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

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 who presented the Security Report for the Association advising those present that there had been one residential burglary at the front of the subdivision. He went on to report on the vandalism that had occurred at the pool and the number of burglaries of motor vehicles that occurred during the month.

Mr. Michael Ross advised the Board that his vehicles had been egged four times in the last few months. Discussion ensued regarding the times and days that this had occurred with Mr. Burton agreeing to report to the officers.

Mr. Chaszar next called for a motion to approve the minutes of the previous meeting of the Board. After two corrections were noted, Mr. Cramer made the motion to approve the minutes as amended. The motion was seconded by Mr. Burton and carried.

The meeting then moved to homeowner input.

Mr. Vernon Smith questioned the Board on deed restriction enforcement noting the aluminum foil in the windows on Atherington and the window AC Unit recently installed on a house on Wilton Park. Ms. Walleck noted that the Atherington issue was being addressed and that she would check on the Wilton Park issue and address it immediately.

The meeting next moved to committee reports.

Mr. Glocksein reported on the changes that had occurred at Republic Waste as a result of their acquisition by Allied and then introduced Mr. David Aguillar who was the new representative to Memorial Northwest.

Mr. Aguillar advised that the contract for Memorial Northwest was up for renewal on December 31st. He went on to explain the different types of services available to the Association: backdoor, curbside, recycling and automated curbside. He went on to advise that once the Association had determined the services they wanted than Republic would provide a bid.

Mr. Chafin reported on behalf of the ACC/Deed Restriction committee noting that all applications were up to date.

Mr. Cramer then distributed the check register for the Association noting that there were a number of checks for the construction items in the tennis area that were being held until the appropriate stage of progress was completed. Mr. Cramer went on to report on the schedule for the improvements in the tennis court area.

After a brief discussion regarding the checks, Mr. Glocksein made the motion to approve the checks for payment with Mr. Burton issuing the second. The motion carried.

Mr. Cramer next advised that due to the holiday, the CCMC did not have a formal meeting but instead had an email update. He went on to advise that the CCMC was getting bids on the pillars on the front of the building and would bring them to the August meeting.

Mr. Burton noted that the diving board was down again with rusted mounts.

Mr. Cramer then advised that the gentleman renting the apartment had moved out and questioned the Board on whether they wanted another renter or to use the area for something else.

Mr. Cramer went on to advise that the swim team had an excellent season and had requested the Board allow them to build a trophy case for their trophies.

Mr. Burton advised that the bids for the tennis courts had come in below the amount originally appropriated and questioned if the Board would consider installing security cameras in the tennis court areas. He estimated the cost at approximately \$1,200.00. After a brief discussion, the issue was referred back to the CCMC.

Mr. Chaszar then congratulated Mrs. Redding on the 4th of July picnic advising that everything went smoothly and the volunteers were excellent.

The meeting then moved to Area Director reports.

Mrs. Shinaver advised that she was working on two issues that were between neighbors and that one issue had been resolved and one was still pending.

Mr. Raska questioned what happened to the tree trimmers that were at the front of the subdivision. He went on to advise that he would contact Center Point.

Mr. Katz advised he had received two phone calls with regard to watering the lawns. He went on to advise that most of the brown yards were due to chinch bugs and suggested an article in the newsletter advising homeowners that they needed to treat for the insects. Mrs. Hoffman advised that she would check with the garden club.

Mrs. Redding advised that she had one call regarding fire works.

Mr. Glocksein advised that he had received a call concerning the vacant property on Forest Breeze and thanked Ms. Walleck and Mrs. Naremore for handling the problem.

The meeting then moved to old business.

Discussion turned to replacing the perimeter fences with Ms. Walleck advising that Mr. Gainer noted that every homeowner would have to sign a consent form that he could prepare. Ms. Walleck went on to advise that the agreement would need to include who would be responsible for the fence repairs in the future.

The Board next reviewed new business.

Mrs. Redding reported back on playground options that the board requested at the last board meeting to investigate playground equipment for the park area. After circulating a safety handbook on playground equipment, Mrs. Redding advised that she wanted to consider utilizing excess concrete from the tennis courts to make pads for picnic tables for the park.

She went on to advise that she had looked into playground equipment including a 5' to 12' multi-level tower from the Amish with a total estimated cost of \$30,000.00 to \$35,000.00 which after further discussion would likely be approximately \$45,000 with fall surfaces. There was a lengthy discussion regarding the equipment options and whether the park would be considered public or private.

After further discussion regarding the funding, Mr. Burton made a motion to form a committee to investigate further. The motion was seconded and carried.

Mr. Cramer advised the the CCMC Committee would address the safety issues with the existing playground equipment and report back short term options to the board at the August meeting.

Mrs. Redding indicated that the used playground equipment recently purchased from e-bay for a toddler park would be used by herself and her husband if the committee recommendation did not include that equipment as a part of the permanent solution.

Mr. Chaszar then requested Mrs. Redding chair the committee for the playground with Mrs. Middleton, Mrs. Hammons, Mr. Cramer and himself serving on the committee.

There being no further business for the meeting, the meeting adjourned.