

# MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

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

April 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 April 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  
Bill Burton  
Sheila Hammon  
Janet Hoffman  
Van Cramer  
Connie Shinaver

Carmon Middleton  
Cory Gale  
Tom McCloud  
Debbie Redding  
Eileen Koscho  
Ryan Samson

Directors not in attendance is as follows:

Vince Glocksein  
Dan Katz

Doug Raska

Also in attendance was Stella Walleck of Consolidated Management Services and Ofc. Chris Elke 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 accepted as presented.

Mr. Chaszar then recognized Mr. Bill Burton who advised the Board of the new seniority based process that officers went through to secure positions in the contract deputy program. He went on to advise that the subdivision lost Paul Boyd but two other officers were remaining on different shifts and we would be getting a new officer.

Mr. Burton went on to advise that Mrs. Harr had suggested a luncheon so that everyone would have the opportunity to say farewell and thank Ofc. Boyd for his service to our community.

Mr. Burton then advised that all new contract deputy program contracts were frozen and we had no other option if the security service levels were not as desired but to develop a program to hire off-duty deputies.

Mr. Burton next advised that the new sheriff had disbanded the BARS anti burglary Unit and suspended the RAD rape prevention classes. He also suggested that with the economy such as it is, that the Association could look forward to an increase in crime and suggested that we work on reinstating the neighborhood watch.

Ofc. Ecke then reported on the incidents that had occurred during the month and the status of each case.

Mr. Cramer next made a motion to approve the expenses for the farewell luncheon. The motion was seconded by Mrs. Redding and carried.

Mr. Chaszar then called for a motion to approve the minutes of the previous meeting of the Board. After reviewing the corrections, the Board agreed to table the approval until the next meeting.

The Board next briefly reviewed the D & S Contract for pool management for 2009 and 2010. After determining that all of the requested changes had been made, Mr. Burton made the motion to approve the contract with Mr. Cramer issuing the second. The motion carried.

Mrs. Hammon next reported that the fencing guidelines had been revised and would be e-mailed to each Board Member on Wednesday.

Mrs. Hammon then advised that there was a problem with "Garage Sale" signs being placed in the wrong places or not being picked up after the Garage Sale was over. She went on to suggest that the Board limit the Garage Sales to twice a year. There was then a lengthy discussion of dealing with the signs. After the discussion, Mrs. Hoffman made a motion to allow garage sales on the first weekend of each month Thursday through Sunday. All signs placed in the right-of-way will be picked up. The motion was seconded by Mr. Burton.

After further discussion, it was agreed to survey the homeowners and get a feel for what they would want. Mrs. Hoffman then withdrew her motion and agreed to draft the survey for the Board's approval.

Mr. Cramer next reported that collections were slightly behind budget with the expenses tracking lower than budget. He went on to advise that approximately 250 homeowners were still not paid for 2009.

Mr. Cramer then advised that the fixed rate on the energy contract would expire in May and that he was looking at different vendors for a new contract. He went on to advise about the research procedure to obtain the best rate and will want to lock in a rate for sixteen to thirty months that would limit the timing of club house rebuilding options.

Mr. Cramer next advised that all of the funds were in the money market drawing minimal interest. Once the Long Term Planning Committee had confirmed plans, he would then establish another CD Ladder for the Association.

Mr. Cramer then reported that the Association's request to become a 501(C)(4) organization had been granted and explained how the sales tax exemption would work. He also advised that the Board needed to approve \$275.00 for the amended tax returns for 2005, 2006 & 2007 as well as \$125.00 per hour for the sales tax refunds.

Mr. Cramer issued the motion to appropriate the \$825.00 for the income tax refunds and the \$125.00 per hour on the sales tax refunds not to exceed \$12,000. The motion was seconded by Mr. Burton and carried.

Mr. Cramer next distributed the check register and pointed out the checks that were out of the ordinary.

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

Mr. Cramer then advised the Board that Mrs. Naremore wanted to repair the circular cul de sacs that were damaged as a result of Hurricane Ike. The cost would be approximately \$200.00 x 23 esplanades. After a brief discussion, the Board agreed to table the discussion until Mrs. Naremore could be present.

Mr. Cramer next advised that the Board needed to appropriate up to \$1000.00 to reposition the Fitness Center cameras, relocate the recording unit and purchase USP back-up and cable to connect the security system directly to the office. He also requested funds not to exceed \$1000.00 to replace the solar screens in the fitness center, funds not to exceed \$400.00 for the fundraiser for NAM and \$600.00 for the Splash into Summer Party.

Mr. Burton made the motion to approve all four items with Mr. Gale issuing the second. The motion carried.

Mr. Cramer went on to advise that the Swim Team was working well with the Board and the Tennis Committee was reviewing their cost for the Long Term Planning Committee. He also noted that Mrs. Hoffman was securing bids for the subsidizing sidewalks in the park area.

Mrs. Redding reported on the latest purchase of a new treadmill for the Fitness Center noting that it was rated well and came with a ten year warranty. If this one works out well, the Committee may consider purchasing others in the future.

Mr. Cramer then reported that Mr. Glocksein was looking into securing another dumpster for the Community Center.

Mrs. Redding also reported on the Handy Man Bandit signs advising that she had picked up a number of them as well as other Board Members had also picked up a number of the signs and she had contacted the owner.

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