

# MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

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

March 3, 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 March 3, 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  
Janet Hoffman  
Bryan Thomas  
Connie Shinaver  
Eileen Roscho

Carmon Middleton  
Bill Burton  
Van Cramer  
Doug Raska  
Sheila Hammon  
Debbie Redding

Directors not in attendance:

Dan Katz

Tom McCloud

Also in attendance was Anita Ashmore of Consolidated Management Services, Mrs. Eleanor Naremore and Ofc. Chris Ecke of Harris County Sheriff's Department and homeowners of Northwest Memorial subdivision.

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

Mr. Chaszar then suspended the agenda to introduce Mr. Corey Gale who had agreed to serve as the Area 4 Director. He next called for a motion to approve the appointment of Mr. Gale. The motion was issued by Mr. Raska, seconded by Mr. Cramer and the motion 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 the people responsible for the burglaries in the area had been caught and were in jail. He also reported that there had been thefts of cell phones in the fitness center and complaints of solictors in the subdivision. Mr. Raska asked about the bank robbery at Randalls. Ofc. Ecke advised that no one had been apprehended.

Mr. Chaszar then called for a motion to approve the minutes of the February meeting. Mr. Cramer made a motion to approve the minutes. The motion was seconded by Mrs. Hammons and the motion carried.

The meeting then moved to Homeowner Input.

Mrs. Hoa Dao Phung was in attendance to discuss the plants and cages planted in the easement between the street and sidewalk. She stated that the plants will fill out and the cages would not be visible. As a short discussion, Mr. Burton suggested that Mrs. Hammons and Mrs. Middleton review and situation and report to the Board at the next meeting.

Mrs. Phung also said because of the way the locks on the locker room are installed, someone could be locked in. Mr. Chaszar said the matter would be investigated.

Mr. Glockstein stated that he was still waiting on the proposed contract from DS Recreational. He hoped to have it by the end of March.

Mrs. Hoffman requested an extra pick-up of the dumpster at the clubhouse by Republic Waste. Mr. Cramer suggested getting an extra dumpster for the summer. Mr. Glockstein stated there would be a problem with placement of the dumpster. It was decided to request an extra pick-up day from the garbage company.

Mrs. Hammons said she was working on the ACC Guidelines and would have a report at the next meeting.

Mr. Cramer reported that collections were almost the same as 2008. He stated that he was working with Morgan Stanley on the Association's investments. Mr. Cramer stated that security and liquidity continued to be the HOA's primary criteria for investments and that interest rates will continue to be very low. Subject to the timing of the Long Term plan spending a portion of the funds will be placed into a CD "ladder" to provide higher returns.

Mr. Cramer then reported that the audit fees had been successfully negotiated to be the same as 2008. He also reported that he had not heard anything about the 501C4 filing but a determination was expected shortly. He informed the Board that the recent best prices he had found for energy ranged from .12 to .14 cents per unit but that he anticipated prices would be coming down.

After the review of the check register, Mrs. Hammons made the motion to approve the checks for payment. The motion was seconded by Mrs. Middleton and the motion carried unanimously.

Mrs. Naremore next reported that the spring mulching would cost \$1800. She also reported that she was researching landscaping the esplanades on Champion Forest and would report her findings to the Board.

Mr. Cramer then reported on the meeting of the Community Center Maintenance Committee and submitted a written report to the Board members. He reported that a refrigerator and freezer had already been donated to the swim team. He reported that new timing devices would cost a sum of \$2000. Mrs. Hoffman motioned to approved the spending of the funds. Mr. Burton seconded the motion and the motion carried.

Mr. Cramer then reported on the Fitness Center exercise equipment. He reported that one of the treadmills was being repaired and requested funding for a new treadmill be purchased for the sum of \$6000. Mrs. Hoffman motioned to purchase the new treadmill for \$6000. Mr. Burton seconded the motion. The motion carried.

Mr. Cramer reported that the winner of the Chili Cook-off was Troy Hubbard.

The Board was informed that in the matter of the Texas Hold-Em games at the clubhouse, the Board was waiting the cost for a legal opinion.

The meeting then moved to Area Director Reports.

Mrs. Shinaver of Area 1 reported that she was in the process of experimenting with marking the storm drain with materials provided by the County. If successful we could expand to all the storm drains and it would be a good community project.

Mrs. Middleton of Area 3 reported she had complaints about a house on Lazy Hill that is parking in yard. She said she is watching the house but has not seen any vehicles parked in the yard.

Mrs. Redding reported that she had received a complaint about a homeowner draining pool water onto the street.

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