

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

Minutes of a Regular Meeting of the Board of Directors

February 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 February 3, 2009 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	Dan Katz
Vince Glocksein	Tom Mc Cloud
Bill Burton	Doug Raska
Janet Hoffman	Eileen Koscho
Van Cramer	Ryan Samson
Connie Shinaver	

Directors not in attendance is as follows:

Sheila Hammons	Carmon Middleton
Debbie Redding	

Also in attendance was Stella Walleck of Consolidated Management Services, Eleanore Naremore, 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 next recognized Ofc. Chris Ecke who presented the security report for the Association advising that the Sheriff's Dept. had made arrest in the burglaries that occurred in previous months and charges were pending.

Mr. Chaszar then called for a motion to approve the minutes of the previous meeting of the Board. The motion was issued by Mr. Burton, seconded by Mr. Cramer and after noting one change, approved as amended.

Mr. Glocksein next advised that he had received the headcounts from the pool and noted that utilization of the pool during the last hour was extremely low. He went on to question the Board on whether they wanted to continue having the pool open during that hour. There was then a lengthy discussion about the number of guards and the hours. Mr. Glocksein agreed to check with D & S about the savings arranging the guard hours slightly.

Mr. Glocksein then advised that the renewal for the contract for Northwest Pest Control had been received. The cost for each application remained at \$165.00 per trip and questioned if the Board wanted to proceed with renewing the contract. The motion to renew the contract was issued by Mr. Cramer, seconded by Mrs. Hoffman and carried.

Ms. Walleck reported on behalf of Mrs. Hammons who advised that the ACC Committee was working on the ACC Guidelines and would have something to submit at the March meeting.

Mr. Cramer advised that the financial statements were still reflecting the 2008 budget and he and Ms. Walleck would get the 2009 budget added during the month. He went on to advised that collections were doing well.

Mr. Cramer next distributed and reviewed the check register in payment of the Association's bills. After the Board's review, Mr. Burton made the motion to approve the checks as presented with Mr. Katz issuing the second. The motion carried.

Mr. Cramer then presented the report for the Community Center Maintenance Committee noting that there were several items that required the Boards approval. Mr. Cramer went on to advise that the Swim Team had requested support in that they needed new lane ropes, new spool covers, a meet management software system and a refrigerator/freezer if they could not find someone to donate a refrigerator/freezer. Mr. Cramer also requested \$400.00 for the Tennis activities two events including the Cancer fund raiser. Ms. Walleck noted that she also needed \$1,000.00 for the Chili Cook-off scheduled for 2/21/09. The motion to approve all of the request was issued by Mr. Burton, seconded by Mr. Cramer and carried.

The board next discussed the participation in the swim team of non-resident members. Mr. Cramer reported that approximately 20% of the participants were non-residents and that the swim team had agreed to assess a surcharge of \$25.00 per swimmer to the Homeowners Association.

Discussion then turned to the Texas Holdem parties that were being held at the club house. Mr. Chaszar advised he had requested an opinion from Mr. Gainer. Mr. Gainer, not being a criminal attorney, furnished the Board with copies of the gaming laws for the State of Texas. After a lengthy discussion, the Board agreed to postpone any Texas Holdem parties until we had clarification of their legalities.

There being no old business, the meeting moved to new business.

Mr. Chaszar briefly explained to the new Area Directors about the Long Term Plans for the facilities and suggested finalizing the plans to be presented to the membership.

Mr. Burton then suggested reducing the reserves by \$500,000.00 and questioned the cost to install the new tennis courts and put a baby pool in at the pool. He felt this could be done without raising the maintenance fees.

A lengthy discussion then ensued regarding the tennis courts and the priorities of the work. After the discussion, Mr. Burton made a motion to appropriate up to \$150,000 to build the new tennis courts. The motion was seconded by Mr. Cramer and discussion continued.

After the discussion, Mr. Burton withdrew his original motion and issued another motion to refer back to the long term planning committee. The motion was seconded by Mr. Cramer and carried.

There being no further business for the general session, the Board adjourned to executive session.