

# MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

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

August 3, 2010

### STATE OF TEXAS

### COUNTY OF HARRIS

The Regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on August 3, 2010 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  
Vince Glocksein  
Bill Burton  
Janet Hoffman  
Van Cramer  
Connie Shinaver

Tim McWilliams  
Cory Gale  
Doug Raska  
Keyth Iannelli  
Eileen Koscho  
Ryan Samson

Directors not in attendance is as follows:

Sheila Hammons

Carmon Middleton

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

Mr. Chaszar called the meeting to order and called for the approval of the agenda. There being no changes, the agenda was approved as presented.

Mr. Chaszar next explained to those present the protocol used to conduct the meeting.

Mr. Chaszar then recognized Mr. Bill Burton who presented the security report for the Association advising those present of the statistics reported during the month. Mr. Burton went on to advise the homeowners to refrain from posting any information on Facebook about vacation plans as it had been determined that burglars use this information to break into the homes.

Mr. Chaszar next called for a motion to approve the minutes of the previous meeting of the Board. The motion was issued by Mr. Burton, seconded by Mrs. Hoffman and carried.

The meeting then moved to homeowner input.

Mr. Stan Thurber noted that after reading the newsletter article on house paint that his neighbor was planning to paint the brick on their home blue, red and yellow. The Board agreed to check on the issue.

Mr. Thurber next advised that he had observed bicycles running the stop signs along Champion

Forest and suggested the Board install signs advising the cyclists that “Stop Signs apply to bicycles and will be enforced”. Ms. Walleck agreed to check with the County.

Mr. Brian Wilkinson suggested the Board publish an article in the newsletter about caring for their neighbor and the neighborhood. He wanted to see the homeowners develop a sense of responsibility.

Mr. Ahmed addressed the Board with concerns about the vandalism of his home and vehicles noting that there had been twelve calls to security over the past two years. There was then a lengthy discussion regarding the issues with the neighbors.

Mrs. Sue Dolezal addressed the Board regarding the issue of the community center and requested that the Board not rush into decisions that would increase the fees.

Mr. Chaszar then recognized Mr. Vince Glocksein who reported that the mosquito fogging had been increased to three times per week. He went on to note that the trash contract is set to renew with the fees being as follows:

Curb side	\$14.95 per month
Back Door	\$21.95 per month
Recycling	\$ 3.00 per month

There was then a brief discussion with Mr. Cramer questioning the time frame needed to switch from curb side to back door if the Association decided to revert back. Mr. Glocksein is to check on this issue and report back.

Mr. Cramer next presented the financial reports for the Association noting that the collections were slightly behind and the expenses were under budget. He then distributed the check register for the Association and briefly covered the checks that were not customary.

After a review of the check register, Mr. Burton made the motion to approve the checks as presented with Mrs. Koscho issuing the second. The motion carried.

Mr. Cramer then presented the Community Center Management Committee report noting that the committee had not met in August and there were no substantial maintenance issues during the month. He went on to advise that the fall surface for the monkey bars was ordered and the vendor was waiting on the composite timers that form the perimeter of the fall surface. Installation is expected by mid August. The park benches have been ordered with delivery expected by mid August. The Shockley’s are working on the specifications for the computer and he will notify the Board when the cost has been determined.

Mr. Cramer went on to advise that the Association was looking for a volunteer to handle the poker night. Mr. Kuykendahl advised that he had volunteered to handle the poker night and would put an article in the newsletter.

Mr. Cramer next advised that a new water cooler for the fitness area was needed and the expense should not exceed \$600.00. Mrs. Hoffman motioned to proceed with the purchase with Mr. Iannelli issuing the second. The motion carried.

Mr. Cramer then advised that the spot checks of the fitness center was ongoing. Mr. Burton noted that he had sent one unauthorized user out before the meeting.

Mr. Chaszar explained the key card system and the fees that would be assessed if used in an unauthorized manner.

Mr. Chaszar then advised that Mr. Bill Burton had agreed to chair the Nominating Committee. Serving with Mr. Burton would be Mr. Vince Glocksein, Mr. Tim McWilliams, Mr. Dave Warne and Mr. Joe Bond. He went on to advise anyone interested in running for the Board should contact the committee.

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