

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

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

### **STATE OF TEXAS**

### **COUNTY OF HARRIS**

A regular Meeting of the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on November 2, 2010 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  
Sheila Hammons  
Janet Hoffman  
Van Cramer

Tim Mc Williams  
Carmon Middleton  
Doug Raska  
Keyth Iannelli  
Eileen Koscho

Directors not in attendance were as follows:

Connie Shinaver  
Ryan Samson

Cory Gale

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

Mr. Chaszar called the meeting to order, established a quorum and called for a motion to approve the agenda. Mrs. Hoffman requested the the Facility Committee Report be presented in open session. Mr. McWilliams advised the committee was not prepared to answer questions from the membership. There was then a brief discussion regarding the report with Mr. Burton issuing a motion to add the report to the General Session agenda. After further discussion, Mr. Burton withdrew his motion provided the committee was ready to present the report in the General Session of the January meeting.

Mr. Burton then presented the security report for the Association noting that there was only one burglary of a motor vehicle during the month and one burglary of a habitation.

Mr. Iannelli reported a problem with kids jumping the fence to cut through and get to Doerre.

Mr. Chaszar next called for a motion to approve the minutes of the previous meeting of the Board. After noting a correction, Mrs. Hoffman issued the motion to approve the minutes as amended with Mr. Burton issuing the second. The motion carried.

The meeting then moved to homeowner input.

Mrs. Rhonda Stedman addressed the Board on the proposed sidewalk on Beaufort. Mr. Glocksein provide the membership with the history of what had been explored concerning the sidewalk and who would be responsible for putting it in. After a brief history of what had been done, Mr. Glocksein issued a motion to install the sidewalk at a cost of \$7,010.00. The motion was tabled due to a lack of a second.

Mr. Glocksein then reported that the mosquito fogging company was spraying once a week for the month of November, He went on to advise that if the weather changed, they would increase the spraying to twice a week.

Mr. Cramer next distributed the check register for the checks issued for payment of the Association's accounts. He went on to report that the collections were stable noting that the legal committee was working to improve collections. Mr. Cramer also note that the expenditures were less than planned for the year. He then covered the checks that were not issued in the normal course of business. After the review of the check register, Mrs. Hoffman issue the motion to approve the checks for payment. The motion was seconded by Mrs. Koscho and carried.

Mr. Cramer then proceeded with the Community Center Management Committee report. The first order of business was the funding for the Christmas with Santa Event. The funds requested are not to exceed \$1,500.00. The motion was issued by Mr. Burton, seconded by Mr. Raska and carried.

Mr. Cramer reported that there was no volunteer for the New Years Eve event and if someone comes forward the Board will have to approve the funding via e-mail.

Mr. Cramer next requested \$600.00 to be paid to the Shockley's for installing the Christmas decorations. The motion was issued by Mrs. Hoffman, seconded by Mr. Burton and carried.

Mr. Cramer went on to report that the poker tournament had been successful and also noted that the Board would be taking bids on the pool contract.

Mr. Cramer then advised the Board of a problem with stale dated checks processed through the Community Center office noting that he had met with Mrs. Harr and was establishing guidelines for processing paperwork through the office.

Mrs. Hoffman questioned the practice of prorating the fees for grandfathered members and was advised that there had been no resolution and it would be discussed at the next CCMC meeting. Mrs. Hoffman then advised that she considered this a major issue that the Board should be aware of and have the opportunity to contribute.

There was then a discussion with Mr. Cramer explaining the history around the Grandfathered fees.

After the discussion, Mr. Burton issued a motion not to prorate any fees. The motion was seconded by Mrs. Koscho and carried.

Mr. Cramer next reported that the Board was considering the reduction of Area Directors from nine to seven. After a brief discussion, Mrs. Middleton made the motion to reduce the

number of Area Directors from nine to seven. The motion was seconded by Mrs. Hoffman and carried with one abstention.

Mr. Cramer then presented the proposed 2011 Budget covering the major items and contingencies. After the review of the budget, Mr. Burton issued a motion to approve the proposed budget without any increase to the Association dues. The motion was seconded by Mrs. Hammons and carried.

Mr. McWilliams next updated the Board on the status of the Long Term Planning Committee advising those present that the Committee had done the organizational review and was developing a time line for presentation to the membership. The committee hoped to have the presentation ready for the second quarter of 2011. He went on to advise that the committee was working on a direct mailing for the membership.

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