

MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION

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 February 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
Connie Shinaver
Tim Mc Williams

Carmon Middleton
Corey Gale
Tom Mc Cloud
Doug Raska
Eileen Koscho
Ryan Samson

Also in attendance was Stella Walleck of Consolidated Management Services, Mrs. Eleanor Naremore and Ofc. Scott Shaeffer of Harris County Pct. 4.

Mr. Chaszar called the meeting to order and established that a quorum was present to conduct business. He continued with any changes to the agenda. There being none, the agenda was accepted as presented.

Mr. Chaszar next recognized Mr. Bill Burton, Vice President – Security, who advised the meeting that Mr. Shaeffer would be leaving the subdivision on February 26th to join another program with the Sheriff's Department. He went on to advise that the weekend program was working very well and recognized Ofc. Shaffer who reported on calls made in the subdivision during the month of January and solicitor and salesperson activity.

Mr. Chaszar then called for a motion to approve the minutes of the previous meeting of the board. The motion to approve the minutes was issued by Mr. Cramer, seconded by Mr. Burton and carried unanimously.

The meeting next moved to homeowner input.

Mr. Keith Willis thanked the Board for all of their efforts and commended them on the job they were doing.

Mr. Brian Wilkinson questioned if the board had made arrangements to help the elderly residents to get their trash cans to the curb which may be an issue after the subdivision voted to

move to curbside trash collections. Mr. Wilkinson was advised that a call to Republic would help take care of the problem.

Mr. Terry Heymeyer questioned the Board on the house on Shadow Valley that was rumored to be selling drugs. Mr. Heymeyer was advised that the house was now vacant.

Mr. Cramer next presented the treasurer's report noting that the subdivision expenses were under budget and collections were good for the month of January. However, he went on to advise that there was significant freeze damage that would be discussed under new business and would result in expenditures for repairs to the esplanades sprinkler system.

Mr. Cramer then distributed the check register and briefly covered the checks that were out of the ordinary. There being no questions, Mr. Burton made the motion to approve the checks as presented with Mrs. Hammons issuing the second. The motion carried.

Mrs. Naremore next presented the proposal for repairing and relandscaping the Abby Lane Circle cul-de-sac. After reviewing the bids and discussing the project, Mr. Burton made the motion to approve the bid from Noack. The motion was seconded by Mr. Cramer and carried.

Mrs. Naremore then presented the bids for the repair of the sprinkler system and explained the damage to the eighteen pvb valves due to the unusually prolonged freezing weather. After a lengthy discussion, including possible future preventative measures, Mrs. Naremore agreed to work with Brookway to keep the repair price down. Separately there was a discussion of common area maintenance contracts and Mrs. Naremore noted that Brookway would not be increasing their proposed overall maintenance contract prices for 2010.

After further discussion, Mrs. Hoffman made the motion to proceed with the sprinkler repairs not to exceed \$6,000.00. The motion was seconded by Mrs. Koscho and carried.

Mrs. Naremore next reported that the Association had lost a large Cherry Laurel at the Theisswood entrance and Brookway would replace the plant at their cost.

Pursuant to the above discussion the Board requested Mrs. Naremore get the a draft new contract from Brookway and submit to it to the Board.

Mr. Glocksein then reported that he had received notice from Republic Waste that they wanted to renew the contract at the \$14.95 curb side and \$3.00 recycling price. The change to curb side is scheduled for April 1st.

Mr. Glocksein next advised that the contract renewal for Northwest Pest Control had been received and included a \$10.00 per trip increase. He went on to recommend the Board approve the new contract and increase because of the level of service they provided and that the last time competitive bidding was conducted Northwest was about 20% lower then the other vendors. The motion to renew the contract was issued by Mr. Burton, seconded by Mrs. Hoffman and carried.

Mr. Cramer reported on behalf of the CCMC on the maintenance items completed during the month. He went on to advise that the item for Board approval was the purchase of starting blocks for the Swim Team. The blocks will last 20 years and can be relocated if the pool is rebuilt, if the configuration changes or there are major renovations to the existing pool. The cost of each block would be \$2,000.00 for a total \$12,000.00 or less. He also reported that the

committee was looking at diving stands and boards to replace the existing board and which requires major repairs. stand.

Mr. Cramer then made a motion to appropriate up to \$12,000.00 for the purchase of the starting blocks. The motion was seconded by Mr. Gale and carried.

Mr. Cramer went on to add that the Committee had approved the removal of the wooden play structure at a cost of \$830.00 for safety reasons. He also noted that the clubhouse foundation work was due to start before the weeks end and that the communication line repairs to allow a tie-in of the tennis security system to the main system were scheduled for February 5th.

Mr. Glocksein noted that the committee was investigating different kind of diving boards. Mr. Cramer explained to the board the various stands and diving boards. After a brief discussion, the Board agreed to stay with the stainless stands.

There being no area director reports, the Board proceeded with Old Business. Mr. Gale advised that he had started researching the issues for the club house and fitness center.

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