

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

## **Minutes of a General Meeting of the Homeowners And the Board of Directors**

### **STATE OF TEXAS**

### **COUNTY OF HARRIS**

A General Meeting of the Homeowners and the Board of Directors of the Memorial Northwest Homeowners Association, Inc., was held on April 6, 2010 at the Memorial Northwest Community Center located at 17440 Theiss Mail Route Road in Spring, Harris County, Texas, at the hour of 7:30 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  
Cory Gale  
Tom Mc Cloud  
Doug Raska  
Ryan Samson

Directors not in attendance were as follows:

Connie Shinaver

Eileen Koscho

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

Mr. Chaszar called the meeting to order and advised that the quorum of homeowners for the general meeting had not been met. He went on to advise that the Board would proceed with the regular meeting and called for a motion to approve the agenda. There being no changes, the agenda was approved as presented.

Mr. Chaszar next recognized Mr. Van Cramer who proceeded with the presentation of the Budget for 2010. Mr. Cramer presented the budget and the related appropriate graphs to explain the budget and covered various items on the budget.

The meeting then moved to homeowner input.

Miss Taylor Hammons explained the Girl Scout project that she had selected for her scout badge.

Mr. Joseph Romero addressed the Board on his desire to have a common fence installed along the Louetta corridor explaining the problem with street noise coming off Louetta Road.

Mrs. Remson questioned the board as to any response they may have received regarding the letter to the Klein ISD. Mrs. Remson was advised that the Klein ISD had not responded to this letter or any other letters that had previously been sent regarding the issue of traffic around Doerre. She was advised that the next step should be a one on one meeting with individuals on the Klein ISD Board.

Mr. John Blackwell updated the Board on the incident that transpired at the Shadow Valley address involving the Sheriff's Department and encouraged the Board to proceed with the proposed legal action.

Mr. Randy Watts addressed the Board regarding the unkept yards presenting the Board with a list of problems that he felt were not being addressed.

Mr. Bill Burton next presented the security report for the Association advising that the deputies had responded to 204 calls, the majority of which were false alarm calls. Mr. Burton then responded to questions from the homeowners concerning issues of interest.

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

Mr. Glocksein next reported that all contracts were up to date. He went on to advise that there was some minor confusion regarding the switch from back door pick up to curb side with a small percentage of the homeowners failing to bring the trash to the curb.

Mr. Hammons reported on a problem on Twining Oaks with an unkept pool. She went on to report that "House Crashers" had selected a home in the subdivision for a television segment and had been working with the Association on the architectural control matters.

Mr. Cramer then presented the treasurer's report for the Association noting that the Association was under budget in expenses by about \$38,000.00 but this was mostly timing related and would change as additional items were expensed during the year. He went on to review the checks and reported on any unusual expenses that were reflected. After the review of the checks, Mr. Burton made the motion to approve the checks with Mr. Cramer issuing the second. The motion carried.

Mrs. Naremore next reported on the subpoena she had received regarding a home in the subdivision and the directory. She went on to briefly explain how the directory information was obtained and corrected.

Mr. Cramer then briefly covered the facility maintenance items for the month of March. He went on to advise that the Association was getting bids for the repair of the parking lot lights estimated to be about \$1,200.00. The request for funds would be made later.

He next advised that there was a need for general clean up of the area such as power washing and paint as required in the breezeway and related areas. The committee is getting estimates but the cost for the last several years has not exceeded \$1,200.00.

He then reported to the Board the two options that were being discussed for the diving stand. The first option of replacing the existing stand and board at a cost of approximately \$12,500.00 was a challenge in that the Swim Team was not happy with the potential placement of

the stand and board. The other option was to refurbish the existing stand at an approximate cost of \$2,000.00 and purchase a new diving board (which could be reused) at a cost of approximately \$3,000.00.

The last item for consideration was the Tennis social at the end of April noting that the Tennis Committee has requested \$100.00.

Mr. Burton then made the motion to repair the diving stand at a cost of \$5,000.00. The motion was seconded by Mr. Gale and carried.

The motion to approve the other three items was issued by Mr. Cramer, seconded by Mr. Burton and carried.

A question was then raised about the problem with the swing set. Mr. Cramer advised that the area needs to be filled with dirt and the sandbox needs sand. He went on to advise that this could be taken care of in the committee because the cost was less than \$1,000.00.

The meeting then moved to Area Director reports.

Mr. McCloud reported a problem with the garbage service turning the trash cans upside down.

Mr. Gale reported that he had not made progress on the club house and needed direction from the Board on what they wanted. He suggested a meeting.

Mr. Chaszar next reported that the "Splash into Summer" event would be coming up on the Memorial Day weekend as well as volunteers were needed for the 4<sup>th</sup> of July picnic. There was then a brief discussion regarding the 4<sup>th</sup> of July with Mrs. Naremore suggesting that it be made more like the "Splash into Summer" event. She went on to advise that she might have a volunteer for the parade. After the discussion, the Board agreed to plan on hot dogs and hamburgers for the 4<sup>th</sup> of July.

There being no old or new business, the meeting adjourned to Executive Session.

## **EXECUTIVE SESSION**