

# **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, was held on August 5, 2014 at the Memorial Northwest Community Center located at 17440 Theiss Mail Route Road, Spring, Texas 77379. Board Members in attendance were as follows:

Roy May	Connie Shinaver
Philip Blagg	Tim McWilliams
Bill Burton	Kathy Bernhardt
Oran Woody	Eileen Koscho
Bruce Holland	Bryan Thomas
	Greg Schindler

Directors who were not present are as follows:

Janet Hoffman	C. J. Liepman
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Also in attendance was Mrs. Eleanor Naremore, Ms. Stella Walleck of Consolidated Management Services and Ofc. Donovan of the Harris County Sheriff's Dept.

Mr. Blagg called the meeting to order and proceeded with the approval of the agenda. There being no changes, Mr. Burton made the motion to approve the agenda. The motion was seconded by Mr. Holland and carried.

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

Mr. Blagg then recognized Mr. Burton who presented the security report for the Association advising those present that the Officers had arrested three separate sets of burglars during the month.

Officer Donovan also reported that he had attended classes which would now allow him to do home safety inspection if anyone was interested.

The meeting next moved to Homeowner Input.

Mrs. Jennifer Kilmer addressed the Board with regards to promoting a grass root effort to petition the county to lower the speed limit from 30 mph to 20 mph in the subdivision. Mrs. Kilmer requested the Board's assurance that they would support the effort if enough signatures were acquired.

The meeting then moved to Committee Reports.

Mr. Blagg reported that the next contract to be reviewed would be the trash contract which was to be renewed in October.

Mrs. Bernhardt requested Mr. Blagg notify the mosquito fogging company that the trucks were traveling through the subdivision too fast to be effective.

Mr. Blagg reported on behalf of Mrs. Hoffman noting that the new web site would be available for review in the next few weeks. He went on to advise that more subdivision photos were needed and they could be sent to Mrs. Hoffman or himself.

Mr. Holland next distributed the 2013 Annual Audit report and management letter. He then distributed the monthly register reflecting the checks that were being presented for payment.

After a brief review of the check register, Mr. Holland made the motion to approve the checks for payment. The motion was seconded by Mrs. Koscho and carried.

Mrs. Naremore then reported that there had been numerous complaints about the bushes at Champion Forest Drive and Vintage Creek obstructing the view of oncoming traffic. She went on to advise that the bushes would be removed the following week.

Mrs. Bernhardt reported that the tree growing over Court 11 had low hanging limbs that needed to be removed. She also noted that it appears that the weeds past Court 12 were not being maintained.

Mr. Schindler next requested the Board approve a motion to have the attorney send a letter to the licensing authority for the Community Homes advising them that two of the homes were to close and actually violated the state regulations and requesting the license for one of them not be renewed when it was up for renewal. Mr. Schindler made the motion, Mr. Thomas seconded the motion and it carried.

Mrs. Koscho distributed the Community Center minutes, the pool repair history and the tennis court resurfacing history. Mrs. Koscho continued with the report on the scanning of the homeowners, the approved pool repairs and the resurfacing of courts 11 and 12.

Discussion then turned to the Policies and Rules for the Community Center with the following items being considered and voted on.

**Pool -**

Page 8, #21 proposed change to read "Any child between the ages of 10 and 15 must pass...". Change was approved by a vote of eight in favor and three opposed.

Page 8, #17 should read "Alcoholic beverages are NOT permitted in the pool area at any time." Change was approved by a vote of ten in favor and one opposed.

Page 9, #23 would delete "those articles must be Coast Guard approved. INFLATABLE WATER WINGS ARE NOT PERMITTED!" The change failed by a vote of four in favor and six opposed.

Page 9, #26 delete "determined by manager". Passed with eleven in favor.

Page 9, #27 delete "unless the Manager, or authorized Staff Person," passed with eleven votes in favor.

Page 7, delete #7 and #8 referencing the diving board. Passed by a vote of nine in favor and two opposed.

Page 8, #20 change to "Children under the age of 10 who cannot swim, must be supervised by a parent, legal guardian, Guardian or designated adult family member, who is in reasonable proximity to the child while the child is in the pool". Failed due to the lack of a second.

### **Fitness Center -**

Page 11, #4 delete last line and add new #12 "Guest Policy - Only registered members and their registered family members may bring a guest. All guests must be 16 or older. Members must register their guests in the office in advance, and pay the designated guest fee." Failed with one in favor and nine opposed.

### **Community Center -**

Page 13, paragraph #5 delete sentence beginning with "during the hours..." Add "7 days a week until 12 a.m., at the discretion of the manager. The only exception..." Approved unanimously.

Mrs. Koscho next advised that a group of the Seniors wanted to use the room to play cards on Mondays from 10:00 a.m. to 2:00 p.m. More information to be available at a later meeting.

Mr. Burton next advised that the National Night Out was scheduled for the first Tuesday of October and conflicts with the Board Meeting. In lieu of celebrating NNO on that evening, he proposed combining it with a Halloween Party for the neighborhood.

Ms. Walleck advised that she would start the budget preparation in September and advised that any expenditures expected for the 2015 budget would need to be submitted to her in September.

There being no further business for this meeting, the meeting adjourned.