

# **MEMORIAL NORTHWEST HOMEOWNERS ASSOCIATION**

## **Amended Minutes of a General Meeting of the Homeowners and Regular Meeting of the Board of Directors**

### **STATE OF TEXAS COUNTY OF HARRIS**

A general meeting of the homeowners and regular meeting of the Board of Directors of the Memorial Northwest Homeowners Association, was held on February 3, 2015 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	Tim Mc Williams
Philip Blagg	Linda Sandhop
Bill Burton	Eileen Koscho
Brad Roe	Bryan Thomas
Janet Hoffman	Greg Schindler
Connie Shinaver	Sandy Remson

Directors who were not present are as follows:

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Also in attendance was Mrs. Eleanor Naremore, Mrs. Eileen Ferris, Mrs. Ann Kidney, Ofc. Ivy of the Harris County Sheriff's Dept., Mr. Michael Gainer, Attorney for the Association and Ms. Stella Walleck of Consolidated Management Services.

Mr. May, President of the Association, called the meeting to order and thanked the homeowners who were present for their attendance. He went on to advise that each homeowner who had requested to speak would be given the opportunity to do so and allowed three minutes each to make their comments.

The meeting then proceeded to the homeowner input with various homeowners making comments supporting the eight lane lap pool and others expressing concerns over the proposed increase in fees. A number of homeowners felt the monies would be better spent on security.

Several homeowners expressed the opinion that the upgraded facilities would attract more buyers.

Mrs. Remson indicated to the board that, in her capacity as Welcome Committee for MNW, she finds that approximately 80% of the new residents to our subdivision come here from Harris County and surrounding communities; therefore, they are quite aware of what our subdivision has to offer: Klein ISD, low-end custom homes with mature trees, low crime, and low HOA dues. No one states that they move here because of our pool or our community center.

After all of the homeowners who wanted to address the Board were heard, Mr. May adjourned the meeting so that the Board could commence with the regular meeting of the Board.

The meeting of February 3, 2015 reconvened in the regular board meeting with all board members still present.

Mr. Burton questioned whether there were firm bids on the lap pool? He also commented that he doesn't know if we would qualify for a loan.

Mr. Schindler stated there were no firm bids, the estimates are based on a variety of market sources like pool subcontractors and our general contractor Goshy Homes. The project would be implemented as a "Design Build" the same method we implemented the Community Center Project. Mr. Schindler described the Phase II plan is a culmination of years of information accumulated and funded by the Association and the hard work of many homeowners who volunteered on a variety of committees. The Phase II plan does not compare "apples" to "apples" with the proposed repair of the existing pool. Mr. Schindler described in detail the differences which included the creation of the a new north parking lot over tennis courts 1 & 2, providing a new entrance element to the tennis facilities at the Pro Shop, new electrical infrastructure that is currently obsolete, repairs to the south parking lot, etc. The basic proposal includes an 8 lane lap pool and a splash pool.

Mr. May noted that there was obviously not enough information for the Board to make a decision at this meeting and requested a motion to table the discussion until said information was available. The motion was issued by Mrs. Hoffman, seconded by Mr. Schindler and carried.

Mr. May 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. Burton, seconded by Mr. Thomas and carried with ten in favor and two abstentions.

Mr. May next recognized Mr. Philip Blagg who presented information on the request for bids for the landscape contract. After reviewing the bids, he noted that Brookway was the current contractor as well as the lowest bid and made a motion to accept the Brookway bid at \$59,000.00. The motion was seconded by Mr. Roe and carried.

Mr. May then recognized Mr. Burton who, along with Ofc. Ivy, presented the security report for the Association.

Mr. May next recognized Mr. Brad Roe, Treasurer, who presented the check register to the Board reflecting the checks that were presented for payment. After a brief review, Mr. McWilliams made the motion to approve the checks for payment. The motion was seconded by Mrs. Sandhop and carried.

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

## **EXECUTIVE SESSION**

The meeting of February 3, 2015 was recalled in executive session with all Board Members, Ms. Walleck and Mr. Gainer still present.

Mr. May opened the meeting with a discussion of the salaries paid to the office staff for the Community Center. Mr. May recommended that the Community Center Manager be upgraded to an exempt salary effective February 1, 2015 with five personal days off each year. After a brief discussion, Mr. Burton made the motion to approve the proposal. The motion was seconded by Mrs. Koscho and carried.

Mr. May next made recommendations for an increase for the additional employee. After further discussion, Mr. Koscho issued a motion to approve the proposed increase with Mr. Roe issuing the second. The motion carried.

Discussion next turned to the facebook page maintained by the Area 6 Director in the name of Memorial Northwest Homeowners Association. Mr. Gainer explained that the facebook page presents the illusion that it is an

HOA sponsored site and recommended that the name of the page be changed to Area 6 Director – Memorial Northwest Subdivision and add a disclaimer that the page is not an official HOA sponsored page.

Mr. Gainer next explained why the proxies collected by the swim team were not acceptable noting that the law which changed in 2012 required the Association to send proxy/ballots to all homeowners which would include any items to be voted on and allow them to return the proxy/ballot via email, fax, mail or in person.

There being no further business, the meeting adjourned.