

**NORTH VIEW HOA  
BOARD OF DIRECTORS MEETING  
MINUTES  
JUNE 27, 2002**

The Board of Directors of the North View HOA held their regular scheduled meeting at 7:10 p.m. on June 27, 2002 at the Ponderosa Volunteer Fire Station on Imperial Valley. The meeting was called to order by Mike Poetz with a quorum of members present as follows: Mike Poetz, Mike Jones, Troy Barta and Pat Hennessy. Also present were resident Mindy Coward, John West representing Southwest Pool Management and Tally Jenkins, CMCA®, AMS® representing Chaparral Management Co.

**Homeowner Input:** Mindy Coward advised the Board that the events board sign was rented to a resident for \$10.00. Troy Barta advised the Board that he was submitting complaints from residents regarding the condition of the wooden deck at the pool.

**Southwest Pool Management:** Pat Hennessy advised the Board that he invited John West to the meeting to discuss the pool contract and services. Pat noted that there had been major improvements in the past week at the pool. John West reported that there a few teenagers giving the guards problems that included harassment and threats. John acknowledged that the Constable's Department responded to the complaints regarding the problem and there has been a reduction in the incidents. Other issues and concerns discussed with John West included the re-keying of the facility due to the theft of the lifeguards keys and the "no diving" sign not being placed out as required. Pat Hennessy advised that improvements were noted with trash placed at curb, the condition of the guardroom and also with the cleanliness of the pool. It was noted that although the pool appears to be cleaner than it was, it is not as clean as it should be. Completed and projected repairs to be made after the pool closes were also discussed and reviewed.

**Minutes:** Upon a motion by Mike Poetz, seconded by Mike Jones the Board approved the minutes of the May 23, 2002 meeting as presented. Motion passed unanimously.

**Pool:** Troy Barta advised the Board that the wood deck is in need of repair. Three residents complained they had gotten splinters from the deck. Troy advised that he had inspected the deck and couldn't find the source of the problem. The Board will re-inspect the deck to determine the source of the problem and seek options to repair.

**Newsletter:** Mike Poetz requested any information to be included in the newsletter be submitted as soon as possible. The next newsletter will be distributed the first week of July.

**Website:** Mike Jones advised the Board that he had set up e-mail addresses for all Directors at the website.

**Management Report:** Tally Jenkins presented the management report, a copy of which is attached hereto as if specifically incorporated herein.

**Interview of Candidate for Vacant Position:** The Board interviewed Mindy Coward to fill the vacant unexpired Director position, which expires March 2004. The Board asked various questions relating to why she was interested in serving on the Board and her knowledge of the

functions and responsibilities of the Board.

**Pool Gate Repair:** Pat Hennessy advised the Board that the bids received for the pool gate repair were not for equivalent repairs and a new set of specifications were developed and sent to the bidders

**Diving Board & Insurance Increase:** Tally Jenkins reported that as an update to the e-mail informing the Board that the insurance carrier advised that there would be an additional \$5,000.00 increase in insurance for Association's with diving boards at their pools or the diving boards would need to be removed by August 1, 2002, Chaparral Management Co. was seeking quotes from other insurance providers.

**No Overnight Parking of Commercial Vehicle Signs:** Tally Jenkins reviewed the information provided to the Board regarding House Bill 327, which allows for the posting of signs prohibiting overnight parking of commercial motor vehicles between the hours of 10 p.m. and 6 a.m. in an unincorporated subdivision of Harris County. The Board was further advised that for the Association to be successful in obtaining the approval for the posting of signs, a signed petition, with a minimum of 25% of resident signatures must be included in the application to the County Commissioner.

**Bank Depository Change:** The Board was advised that Northwest Bank was purchased by Whitney Bank, a large bank from Louisiana and as a result, the services and charges have increased steadily. After research and evaluation, Chaparral Management Co. selected Republic National Bank to provide lockbox services to our clients, at no charge.

**Annexation:** Tally Jenkins provided an update to the Board on the status of the annexation and the Board authorized the attorney to proceed with preparing the documents required to complete the annexation.

**Keyless Lock Proposal:** Pat Hennessy presented a proposal for the installation of a keyless lock system at the pool and tennis courts for the Board to consider. Pat advised the Board that the keyless lock would improve the security of the facilities, provide a convenient and cost effective way for homeowners to have access to the facilities and proved a single source for the homeowner to obtain access keys/code to the facilities. Also provided to the Board was a description of the proposed system, a list of advantages and disadvantages and related issues for the Board to consider. The Board will review the information presented and discuss at a later date.

**Board Appointment:** Upon a motion by Troy Barta, seconded by Mike Jones the Board appointed Mindy Coward to fill the vacant position which expires March 2004.

**Adjournment:** The meeting was adjourned at 9:15 p.m.

**Next Regular Board Meeting:** The next regular Board meeting of the Board is scheduled for Thursday, July 25, 2002 at 7:00 p.m. in the meeting room of the Ponderosa Volunteer Fire Department on Imperial Valley Drive.

---

Association Representative

Tally D. Jenkins, CMCA®, AMS®

Recording Secretary