

**NORTH VIEW HOA  
BOARD OF DIRECTORS MEETING  
MINUTES  
JULY 25, 2002**

The Board of Directors of the North View HOA held their regular scheduled meeting at 7:10 p.m. on July 25, 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 and Mindy Coward. Troy Barta and Pat Hennessy were absent from the meeting. Also present were residents Herb Kelder, James Winkleman and Sharon Morris, Sgt. David Escobar representing Harris County Precinct 4 Constable's Department and Tally Jenkins, CMCA®, AMS® representing Chaparral Management Co.

**Homeowner Input:** Residents Herb Kelder and James Winkleman were in attendance to discuss concerns with the parking of an eighteen wheeler on North Vista Drive. The Board advised the residents that the truck was actually parked outside of the boundaries of the subdivision and therefore could not be addressed by the deed restrictions. The Board further advised that they were beginning to solicit signatures from residents for a petition to prohibit parking of commercial vehicles inside the subdivision between the hours of 10pm and 6am. Resident Sharon Morris was in attendance to introduce herself to the Board and advised that she had volunteered to assist with the newsletter.

**Security:** Sgt. David Escobar reviewed the security report for the previous month and discussed the requirement for an alarm permit and the upcoming National Night Out.

**Pool:** Tally Jenkins advised the Board that Pat Hennessy reported that there was some improvement with the situation at the pool and the biggest problem remaining was with the cleanliness of the restrooms.

**Community Club:** Mike Poetz reported that the Community Club met to discuss National Night Out (NNO) activities. The Committee submitted a budget of \$230.00 for expenses for a moonwalk, snow cone machine and hot dogs. Mike further reported that confirmation of attendance at NNO was received from the Cypress Creek EMS, Ponderosa Volunteer Fire Department and Precinct 4 Constable's Department. It was requested that Komp Horticultural Services be contacted to treat the park and pool area for ants prior to NNO.

**Newsletter:** Mike Poetz advised the Board that the next newsletter would be distributed the last week of July and would include information regarding the Community Club.

**Website:** Mike Jones advised the Board that website was updated with information on current activities.

**Minutes:** Upon a motion by Mindy Coward, seconded by Mike Jones the Board approved the minutes of the June 27, 2002 meeting as presented. Motion passed unanimously.

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

**2001 Audit and Income Tax Return:** Tally Jenkins advised the Board that the audit and income tax return for the 2001 fiscal year were complete. Copies of the audit were distributed to each

Director. It was further reported that the Association had a refund of \$1,358.00 for the 2001 tax year would be applied to the estimated taxes for 2002.

**Preliminary Budget:** Tally Jenkins requested the Board begin to consider expenses and projects for consideration and inclusion in the preliminary budget preparation, which will begin in August.

**Insurance:** The Board was advised that the Association's insurance was placed with CNA Insurance at a cost of \$6,246.00 for the Master Insurance and \$1,406.00 for the D&O coverage. CNA made no distinction between associations with pools and those with pools and diving boards. The additional cost to any Association with a pool was \$1,244.00, which is included in the general liability coverage.

**Pool Gate Repair:** Tally Jenkins advised the Board that Southland Fence Company withdrew their bid for the repairs to the pool gate. Atlas Fence Company presented a bid of \$773.00 for the repairs based upon the revised specifications. Upon a motion by Mike Poetz, seconded by Mike Jones the Board approved the bid from Atlas Fence. Motion passed unanimously.

**No Overnight Parking of Commercial Vehicle Signs:** As a result of the Board's interest in 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, petition forms were distributed at the meeting for use in obtaining 25% (125total) of resident signatures, which is the minimum required for the Association to be successful in obtaining the approval for the posting of signs.

**Keyless Lock System:** The Board postponed any discussion regarding the implementation or rejection of the proposal for a keyless lock system at the pool and tennis court presented by Pat Hennessy until the August meeting.

**Annexation:** The final revision to the Annexation Agreement was reviewed and approved by the Board.

**Sprinkler Leak at Pool:** Upon a motion by Mike Poetz, seconded by Mike Jones the Board approved the replacement of the timer clock for the sprinkler system at a cost of \$300.00 plus tax. Motion passed unanimously.

**Pool Deck Repair:** The Board reviewed a bid from Select Property Services to install an overlay of composite materials over the existing wood deck at a cost of \$5,100.00. The Board requested additional information regarding the composite materials and additional bids.

**Adjournment:** The meeting was adjourned at 8:30 p.m.

**Next Regular Board Meeting:** The next regular Board meeting of the Board is scheduled for Thursday, August 22, 2002 at 7:00 p.m. in the meeting room of the Ponderosa Volunteer Fire Department on Imperial Valley Drive.

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Association Representative

Tally D. Jenkins, CMCA®, AMS®  
Recording Secretary