

**NORTH VIEW HOMEOWNERS ASSOCIATION, INC.
2003 ANNUAL MEETING OF THE MEMBERSHIP
MINUTES**

North View Homeowners Association, Inc. held its Annual Meeting of the Membership at 7:15 p.m. on Thursday, March 27, 2003 at the Ponderosa Volunteer Fire Department located at 17061 Rolling Creek, Houston, TX. There being a quorum of members present by proxy or in person of 1/10th of the membership, the meeting was called to order by Mike Poetz.

Introduction of Board Members: Mike Poetz introduced the members of the Board as follows:

Mike Poetz, Mike Jones, Mindy Coward and Mike Poetz

Minutes of the 2002 Annual Meeting: Upon a motion duly made and seconded the membership approved the minutes of the 2002 annual meeting. Motion passed unanimously.

Nominations from the Floor: The floor was opened for nominations. There being none, the nominations were closed.

Introduction of Candidate: Candidates Mike Jones and Mike Poetz were introduced to the membership and gave short statements to the membership explaining why they were seeking re-election and would like to continue serving as Directors.

Election of Directors: There being a quorum achieved by proxy, and as there was only one candidate for each vacancy, upon a motion duly made and seconded by the membership, Mike Jones and Mike Poetz were elected to the Board of Directors by acclamation. Motion passed unanimously.

State of the Association: Mike Poetz reviewed the accomplishments of the Board for the prior year. The list of accomplishments noted were the installation of the sunshades at the park and over the playstructure, a new bar-b-que grill, picnic table and trash can and repairs to the pool and pool building.

The membership was also advised that the Association had applied for tax exempt status and if successful, not only would there be a savings due to the tax exempt status, but the Association would also receive a refund of sales taxes paid for the 3 years prior to filing. Mike also advised the membership that the Board had negotiated the annexation of 137 additional homes and will have 2 lifeguards at the pool whenever it is open.

The future goals for the Association were stated as obtaining approval of the residents for the installation of "No parking of commercial vehicle signs," resurfacing of the pool parking lot, updates to the pool as required by the Health Department, reinstatement of the Yard of the Month and the awarding of \$25.00 gift certificates to the recipients, the installation of a keyless lock system at the pool and tennis court, a new shade structure for the pool area and a chili or bar-b-que cook-off on pool opening.

Mike requested owners not burn trash or leaves, limit parking on the streets to allow for emergency

access, to be mindful of the deed restrictions and to remember to always submit an ACC prior to making any modifications to their property. Mike also informed the residents that home values increased 45% in the last 10 years and requested their input or ideas for making the Association a better place to live.

Committee Reports: Pat Hennessy reported that the required upgrades to the pool were in progress and the contract was sent out for bid. Mindy Coward reviewed the procedures and purpose of the ACC Committee. Mike Jones provided the website address and noted what type of information was available to the residents on the site. Community Club volunteer Karen Filip requested assistance with the Easter Egg Hunt.

Treasurer's Report: Pat Hennessy reviewed the 2002 financial reports and the 2003 adopted budget. Pat advised the membership that the Association's collections for 2002 were 97% and discussed the services provided to the community from the assessment income.

Question and Answer Session: Following the presentation of the State of the Association and Committee Reports, a question and answer session was held with the residents in attendance. Items discussed were specifics regarding the budget and legal fees. There was also discussion regarding the collection and deed restriction enforcement costs and write-offs due to foreclosures and bankruptcies.

Ponderosa Volunteer Fire Department: The Board presented Captain Luplow with a donation of \$500.00 thanked the Department for allowing the Association use of their facilities to hold their monthly and annual meetings. Captain Luplow reviewed the statistics for 2002 and advised the membership of the rating received by the Department, which should lower the owners' insurance rates. He also discussed the new training facility under construction behind the Imperial Valley station.

Security: Sgt. David Escobar reviewed the 2002 security statistics with the membership and answered questions regarding security in the neighborhood. The membership advised Sgt. Escobar that there were problems with cars speeding past the school buses on North Vista.

The Board held a drawing for the prizes of \$100, \$75 and \$50 awarded for the return of proxies. The recipients of the prizes are as follows:

Mundy Family	\$100.00
Schmelter Family	\$ 75.00
Horvay Family	\$ 50.00

There being no further business related to the Annual Meeting, the meeting was adjourned at 8:20 p.m.

North View Homeowners Association, Inc.

**Tally D. Jenkins, CMCA®, AMS®
Managing Agent/Recording Secretary**