

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
JUNE 26, 2003**

The Board of Directors of the North View HOA held their regular scheduled meeting at 7:07 p.m. on June 26, 2003 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, Mindy Coward and Sharon Hill-Morris. Pat Hennessy was absent from the meeting. Also in attendance were Craig Alter representing Southwest Housing Development, resident Juan Arroyo and Tally Jenkins, CMCA®, AMS® representing Chaparral Management Co, AAMC®.

Craig Alter: Mr. Alter advised the Board that Southwest Housing Development builds family and senior housing projects and planning to build senior housing behind the Sam's Warehouse on Richey Road. The project will consist of 280 units, with a maximum of two bedrooms and will be located on 12 acres. The project is anticipated to begin in November 2003 and will take approximately 1 year to complete, with rentals beginning about 6 months after construction begins. Mr. Alter inquired if the Board had any objections to the proposed project and the Board responded that they had none and felt the project was needed and based on the plans, appeared to be an asset to the community.

Resident Input: Resident Juan Arroyo was in attendance to discuss the Board's request that a shed on his property be lowered to no more than 8 feet, have shingles applied that match his home and also paint the shed to match the house. The shed was built prior to Mr. Arroyo's purchase of the home and he has lowered the shed as much as he can, however it cannot be lowered to 8 feet. He will paint and shingle the shed. The Board will contact Mr. Arroyo to meet him at his home to evaluate the shed.

Security: Mike Jones reviewed the security report for the prior month and reported that there was more activity than in previous months.

Newsletter: Sharon Hill-Morris presented a final draft of the newsletter for review and comments.

Pool: It was reported that the prox card system appeared to be working well, and Pat Hennessy was still in the process of trying to replace the non-working prox cards. The Board requested an inquiry be made to Southwest Pool Management regarding the procedure for completing and filing incident reports.

Community Club: The Community Club will meet in July to begin planning for National Night Out.

ACC: The Board reviewed and approved a new home plan for the North View Park, Section 4 annexation. Mindy Coward reported that there were several ACC requests submitted for painting during the prior month.

Minutes: Upon a motion by Mindy Coward, seconded by Mike Poetz the Board approved the minutes of the May 22, 2003 regular 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.

Rights and Responsibilities for Better Communities: The Board reviewed the Rights and Responsibilities for Better Communities presented for their adoption and postponed any decision until the July meeting, pending review of the document.

Legislative Update: The Board discussed the legislative update that provided in their Board packets.

Resident Correspondence: The Board reviewed correspondence from a resident regarding a request that she paint her home. The resident advised that her home required more than painting and requested an extension. The Board requested the resident be placed on the July agenda to discuss the request in detail.

Electrical Upgrades: Upon a motion by Mike Coward, seconded by Mike Jones the Board unanimously approved quotes from Progressive Electric Company to install a new GFI outlet on the exterior of the pool building at a cost of \$275.00 and to install a motion detector quartz light fixture by the tennis court entrance at a cost of \$175.00.

Irrigation Repairs: Upon a motion by Mike Poetz, seconded by Sharon Hill-Morris the Board unanimously approved repairs to the sprinkler system at a cost not to exceed \$800.00.

Landscape Contract: Tally Jenkins advised the Board that the responsibilities of Komp Horticultural Services were reviewed with the area supervisor. Many of the details of the contract were not being fulfilled. The Board will monitor the service and will discuss at a later date.

No Overnight Parking of Commercial Vehicle Signs: The Board was advised that the petition was submitted to the Precinct 4 without the annexed homes. Upon verification of the petition, Precinct 4 will present the petition to Commissioners Court for approval.

Additional Streetlights: Upon a motion by Mindy Coward, seconded by Sharon Hill-Morris the Board unanimously approved a quote of \$1,147.00 from Centerpointe Energy to install 5 additional streetlights along North Bend Drive.

Stop Sign Request: The Board discussed the denial letter from Precinct 4 in response to their request for the installation of a stop sign at North Rock and Imperial Valley Drive. Mike Poetz will contact Precinct 4 to discuss the denial.

Leak Near Playground Area: The Board was advised that upon confirmation from the M.U.D. that the leak near the playground was not from a water line, Komp Horticultural Services was contacted to investigate the leak. It was determined that the leak was from a main sprinkler line and a repair was made.

Sunshade Repair: Upon a motion by Sharon Hill-Morris, seconded by Mindy Coward the Board unanimously approved a quote from Kraftsman Playground and Park Equipment to remove and re-hang the sunshade over the playground at a cost of \$587.00. A resident that specializes in upholstery repairs will repair the sunshade.

Area Growth: Mike Poetz discussed the development of the new subdivisions in the immediate area and the positive impact of the developments on the property values of the homes in North View.

Adjournment: The meeting was adjourned at 8:55 p.m.

Next Regular Board Meeting: The next regular meeting of the Board will be held on Thursday, July 24, 2003 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