

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
JULY 24, 2003**

The Board of Directors of the North View HOA held their regular scheduled meeting at 7:05 p.m. on July 24, 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, Sharon Hill-Morris and Pat Hennessy. Also in attendance were residents Karen Filip, Dana Filip and Judy Roberts, Sgt. Escobar representing the Precinct 4 Constable's Department and Tally Jenkins, CMCA®, AMS® representing Chaparral Management Co, AAMC®.

Resident Input: Resident Karen Filip requested the Board have the pipeline easement mowed as residents were having problems with snakes. Tally Jenkins advised that the pipeline company was contacted regarding the problem and she would follow-up with them again.

Dana Filip read a proposal to the Board requesting they consider paying her to do minor maintenance items in the park area. She also requested they consider compensating her \$50.00 for clean-up already performed and \$10.00 per week to keep up the park. The Board advised they would discuss her proposal in executive session and advise her of their decision.

Security: Sgt. Escobar reviewed the security report for the prior month and discussed the National Night Out schedule and advised the Department would like to present an award to a resident in the neighborhood who provided information that led to the arrest of a burglar in North View.

Newsletter: Sharon Hill-Morris advised that preparations were under way for the next newsletter.

Pool: Pat Hennessy reported that Southwest Pool Management guards have done an excellent job in maintenance and service this pool season. He further reported that he had received only one complaint regarding the new prox card system and it was determined that the owner was entering the wrong code.

Community Club: The Community Club will serve pizza at National Night Out instead of hot dogs. Mike Jones requested a minimum of two guards be scheduled to work the pool that night and would prefer to have three.

Adjournment: The Board adjourned to executive session at 7:50 p.m.

The Board re-convened the regular meeting at 8:11 p.m.

Minutes: Upon a motion by Mindy Coward, seconded by Mike Poetz the Board approved the minutes of the June 26, 2003 regular and executive session meetings 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: Upon a motion by Mike Jones, seconded by Mindy Coward the Board unanimously adopted the Rights and Responsibilities for Better Communities.

Landscape Contract: Tally Jenkins updated the Board on the status of the landscape maintenance and conversations with Komp Horticultural Services regarding the lack of maintenance. The Board advised they will review the previous bids received and requested the bidders be contacted to revise the bids to include the annexed areas.

No Overnight Parking of Commercial Vehicle Signs: The Board was advised that the petition was approved by the Commissioners Court and signs were in the process of being posted.

Additional Streetlights: The Board was advised that the installation of the additional streetlights was complete.

Sunshade Repair: Mike Jones reported that resident Osmani Castillo volunteered his labor to repair the sunshade and will charge the Association for the supplies only.

Financial Report: Pat Hennessy reported that upon a review of the delinquent accounts, it appears that 9 homeowners have 55% of the delinquencies. The balance sheet for the prior 6 months looks good and it is estimated that expenses will be \$15,000.00 under budget.

Adjournment: The meeting was adjourned at 9:00 p.m.

Next Regular Board Meeting: The next regular meeting of the Board will be held on Thursday, August 28, 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