

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
JANUARY 27, 2005**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:15 p.m. on January 27, 2005 at the Ponderosa Volunteer Fire Station on Imperial Valley. The meeting was called to order by Sharon Hill-Morris with a quorum of members present as follows: Sharon Hill-Morris, Mike Jones, Mindy Coward and Ron Rowan. Also present were resident Jesslyn Robinson, Dan McGinnis and Sean Hare representing Greater Houston Pool Management (GHPM), Sgt. David Escobar and Deputy John Schmitt representing the Precinct 4 Constable's Department and Tally Jenkins, CMCA®, AMS® representing Chaparral Management Co, AAMC®.

Security: Sgt. Escobar introduced Deputy Schmitt to the Board and advised that he would be working within the 1960 alliance. Sgt. Escobar reviewed the security report for the prior month and advised the Board that overall November was a good month.

Interview for Vacant Director Position: The Board interviewed Jesslyn Robinson for the vacant Director position. Ms. Robinson responded to the Board's inquiry into why she wanted to serve on the Board and what she thought she could bring to the Community by stating that she wanted to be involved in the community and would like to see more community events for the residents.

Greater Houston Pool Management (GHPM): Dan McGinnis and Sean Hare of GHPM introduced themselves to the Board and reviewed the company's corporate structure, mission statement, staff training and customer service policy. They also discussed their customer service philosophy in detail with the Board and what was required to prepare the pool for opening in May. Upon a motion by Mindy Coward, seconded by Mike Jones, the Board accepted the proposal from Greater Houston Pool Management to take over the pool management contract effective April 1, 2005.

Minutes: Upon a motion by Mike Jones, seconded by Sharon Hill-Morris, the Board unanimously approved the minutes of the December 9, 2004 regular and executive session meetings presented.

Vandalism: The Board discussed the vandalism of the small shade structure that occurred on January 16, 2005. Four residents of a nearby community were arrested for the vandalism. Upon a motion by Mindy Coward, seconded by Ron Rowan, the Board approved the replacement of the damaged shade structure at a cost of \$2,090.00. The Board will seek restitution of the damages.

Mosquito Fogging Contract Renewal: Upon a motion by Mindy Coward, seconded by Ron Rowan, the Board accepted the contract renewal of the mosquito fogging contract from Cypress Creek Pest Control at a cost of \$40.00 per treatment.

Plumbing Proposal: Upon a motion by Mike Jones, seconded by Mindy Coward, the Board accepted a proposal from A-I Plumbing and Jet Service to replace a toilet in the ladies restroom at a cost of \$450.00.

Baby Pool Leak: Upon a motion by Mindy Coward, seconded by Mike Jones, the Board approved a proposal from Sweetwater Pools to locate a leak in the baby pool at a cost of \$225.00.

Electrical Repairs/Upgrades: Mike Jones advised the Board that the electrical repairs/upgrades are in progress and everything looks great. The Board requested that the lights removed from the building be left under the canopy for future use. New outlets were installed in various locations.

Storage Shed Drainage: The proposal from SPS to install a drainage system for the standing water that was in the area surrounding the shed. SPS will provide a proposal for the Board to consider. The Board requested that the proposal include a cost to install a step at the entrance to the shed.

Storage Shed: The Board advised that the shelving will be installed by February 15, 2005. Options for additional lighting in the interior of the shed was discussed and the Board will investigate using the stick on lighting.

Painting of Facility: The Board was advised that the painting of the bathrooms, cubby holes, bathroom doors and guard room were complete.

Landscape Proposal: There were no updates on any proposed landscaping upgrades.

Reserve E: There were no updates on a proposal to install a walking trail on Reserve E.

Monuments: The Board reviewed proposals from two companies for a new monument at the recreational facility for the Board to review and postponed any decision pending the receipt of a third proposal to be reviewed at the February meeting.

Reserve Software: Ron Rowan advised that the reserve software would be purchased prior to the next meeting.

Resignation of Director: Mindy Coward tendered her resignation from the Board, due to personal reasons and advised that she would still serve on various committees. The Board thanked her for her service to the Community.

Appointment of Directors: Upon a motion by Ron Rowan, seconded by Mike Jones the Board appointed Jesslyn Robinson to fill the vacant Director position that expires March 2007 and Belinda Shelby to fill the vacant Director position that expires March 2006.

Reappointment of Secretary: Due to the resignation of Mindy Coward, the Board appointed Mike Jones as Secretary.

Adjournment: The meeting was adjourned at 9:25 p.m. The next meeting of the Board will be held on February 24, 2005 at the Ponderosa Volunteer Fire Department on Imperial Valley Drive.

Association Representative

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