

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
FEBRUARY 24, 2005**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:15 p.m. on February 24, 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 and Belinda Shelby. Also present were Cpl. Key representing the Precinct 4 Constable's Department and Tally Jenkins, CMCA®, AMS® representing Chaparral Management Co, AAMC®.

Security: Cpl. Key reviewed the security report for the prior month and updated the Board on the status of the suspects arrested for vandalizing the park equipment.

Minutes: Upon a motion by Mike Jones, seconded by Belinda Shelby, the Board unanimously approved the minutes of the January 27, 2005 regular and executive session meetings presented.

Storage Shed Drainage: Upon a motion by Sharon Hill-Morris, seconded by Mike Jones, the Board approved a proposal for the installation of the drainage under the storage shed and a step at the entrance at a cost of \$590.00.

Kiddie Cushion at Playstructure: Upon a motion by Mike Jones, seconded by Belinda Shelby, the Board approved a quote for the addition of kiddie cushion in the playstructure area at a cost of \$2,888.00.

Annual Meeting Record Date/Payment Date: To be in compliance with the Texas Non-Profit Corporation Act, the Association is required to establish the annual meeting record date (the eligibility date for owners to vote) and the annual meeting payment date (the date established that payments must be made for owners to vote). The dates may be no more than 60 days and no less than 10 days prior to the annual meeting.

Upon a motion by Sharon Hill-Morris, seconded by Mike Jones, the Board approved the following dates based upon a proposed March 24, 2005 annual meeting date:

Annual meeting Record Date: February 24, 2005

Annual Meeting Payment Date: March 24, 2005 at 5:00 p.m.

The term held by Sharon Hill-Morris will expire in March and she advised that she will seek re-election for the three (3) year term, which will expire in 2008. The meeting will be held at the Ponderosa Volunteer Fire Department on Rolling Creek. The Board elected to continue entering all eligible proxies returned into a drawing for 3 prizes in the amount of \$100.00, \$75.00 and \$50.00. In addition, in an effort to increase attendance, if a quorum is obtained the prize amount will be doubled if the proxy holder is in attendance at the meeting.

Donation: Upon a motion by Mike Jones, seconded by Sharon Hill-Morris, the Board

approved the \$500.00 annual donation to the Ponderosa Volunteer Fire Department as a thank you for the use of their facilities to hold the monthly and annual meetings. The donation will be presented to the Fire Department at the meeting.

Pool Phone: The Board discussed options for bringing the pool into compliance regarding the pool phones inside and outside the pool fence.

Mulching of Tree Rings: Upon a motion by Belinda Shelby, seconded by Mike Jones, the Board approved mulching the tree rings at a cost of \$300.00.

Reserve E: The Board reviewed proposals from Summit Landscaping to install a walking path, trash cans and benches on a portion of Reserve E. The cost for a 5ft wide path would be a minimum of \$15,731.80 and the cost for a 6ft wide path would be a minimum of \$17,187.68. The Board postponed any decision pending further investigation.

Association Improvements: The Board discussed the various improvements for the Association that are under consideration and will form an ad-hoc Community Improvement Committee whose function will be to develop a five year progressive plan for improving the landscaping, adding monuments and developing the easements for recreational use. Tally Jenkins will distribute sample committee guidelines for the Board to use as a basis for developing the structure of the committee. It was agreed that the committee will not exceed 5 members.

Monuments: The Board reviewed a proposal from Adam's Signs and compared it to the two proposals received at the January meeting. Upon a motion by Mike Jones, seconded by Belinda Shelby, the Board approved the proposal from Adam's Signs at a cost not to exceed \$5,500.00.

Reserve Software: There was no update on the status of the reserve study software to report.

Adjournment: The meeting was adjourned at 9:15 p.m. The next regular meeting of the Board will be held on April 28, 2005 at the Ponderosa Volunteer Fire Department on Imperial Valley Drive.

Executive Session: The Board reviewed and discussed a complaint received from a homeowner regarding the installation of landscape border by a nearby property owner. The landscape border was approved by the ACC Committee.

Association Representative

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