

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
April 28, 2005**

The Board of Directors of the North View HOA held their regular scheduled meeting at 7:05 p.m. on April 28, 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, Ron Rowan and Belinda Shelby. Also present were residents Jackie Luplow, Mike Klekar, Daniel Filip and Mrs. Phillips, Captain Jim Luplow representing the Ponderosa Volunteer Fire Department, Cpl. Key representing the Precinct 4 Constable's Department and Tally Jenkins, CMCA®, AMS® representing Chaparral Management Co, AAMC®.

Ponderosa Volunteer Fire Department: Mike Jones presented Captain Jim Luplow with a donation of \$500.00 and thanked the Department for allowing the association to hold their monthly and annual meetings at their facilities. Captain Luplow reviewed the Department's statistics for 2004 and advised that the 2005 year to date calls are running higher than the previous year.

Security: Cpl. Key reviewed the security report for the prior month and advised that the MUD #221 contracted for a Deputy and this would add a deputy to the alliance. Residents were also advised to be aware of various scams that targeted senior citizens. Mike Jones reported that both of the defendants charged with vandalizing the shade structure were ordered to pay \$1,100.00 each as restitution.

Social: Ron Rowan advised that the pool opening party would be held on May 14, 2005 from 12 – 4p.m. Volunteers were still needed and an extra guard would be required. The garage sale will be held on May 7, 2005. The cost for participation will be \$5.00 to offset the advertising expense.

Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board approved the purchase of canopies for association use at a cost not to exceed \$200.00.

Pool: The Board discussed the need to replace the pool furniture and also purchase tables and chairs for various events.

The Board discussed the need for shelves in the new storage room. Mike Jones reported that the meeting with Greater Houston Pool Management was cancelled and will be rescheduled. The rescheduled date will be emailed to the Board. The data for the pool lock was updated with the pool hours and dates.

Newsletter: Sharon Hill-Morris reported that the rough draft of the newsletter is currently under review.

Website: Mike Jones requested any information to be placed on the website be emailed when available.

Minutes: Upon a motion by Mike Jones, seconded by Belinda Shelby, the Board unanimously approved the minutes of the February 24, 2005 regular meeting as presented.

Annual Meeting: There were no additional proxies collected to hold the annual meeting elections. The Board will continue to attempt to collect the 29 proxies needed and will reconvene the annual meeting prior to the next regular Board meeting in May.

Pool Furniture: Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board approved the purchase of new furniture for the pool and for use at special events at a cost not to exceed \$3,000.00.

Pool Phone: The Board discussed the Health Department requirement that a phone be installed outside of the pool for emergency use. The Board also will replace the phone inside the pool area. Upon a motion by Sharon Hill-Morris, seconded by Ron Rowan, the Board approved the cost to purchase two commercial grade phones for installation at the pool facility at a cost not to exceed \$300.00. Installation costs have not yet been determined and are not included in the price. The phones will be installed when the specifics regarding the installation of the phones are determined.

Association Improvements: The Board was distributed sample guidelines to review and to use as a basis for the development of 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. The Board will review the sample guidelines and discuss recommendations at the May meeting.

Monuments: The Board reviewed the color selections submitted by Adams Signs to be used in the sandblasted areas of the monument sign and requested the color of the sign more closely match the paint of the pool building.

Reserve Software: Ron Rowan reported that the reserve study software was ordered in April and presented sample reports for the Board to review.

Social Expenses: Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board approved an expenditure of \$400.00 for pool opening expenses.

Events Board Repair: Upon a motion by Ron Rowan, seconded by Mike Jones the Board approved repairs to the events board locks and hinges.

North Mist Fence: The Board approved the removal of the wood fence behind the easements on North Mist Dr. The fence will not be removed.

Adjournment: The meeting was adjourned at 8:55 p.m. The next regular meeting of the Board will be held on May 26, 2005 at the Ponderosa Volunteer Fire Department on Imperial Valley Drive.

Association Representative

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