

**NORTH VIEW HOA  
BOARD OF DIRECTORS MEETING  
MINUTES  
MAY 24, 2007**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:37 p.m. on May 24, 2007 at the Ponderosa Volunteer Fire Station on Imperial Valley. The meeting was called to order by Mike Jones with a quorum of members present as follows: Sharon Hill-Morris, Mike Jones, Belinda Shelby and Jesslyn Robinson. Ron Rowan was absent from the meeting. Also present were residents, Mr. & Mrs. Rodolfo Fonseca, Donna Felmlee, Michael Levand, Ruth Romero, John and Barbara Franks, Avis Budd, Sylvia Bonilla and Donna Felmlee, Cpl. Wayne Schultz representing the Precinct 4 Constable's Department and Tally Jenkins, CMCA®, AMS™ representing Chaparral Management Co., AAMC®.

**Annual Meeting:** The Board announced that 11 additional proxies were received and 18 more would be required to hold the election. The Board will continue to attempt to collect the needed proxies. The annual meeting was re-scheduled to be held just prior to the next regular meeting of the Board on June 28, 2007.

**Security Report:** Cpl. Schultz reviewed the prior month and answered various questions from the residents in attendance. Residents were also advised that Dodge/Chrysler vehicles were easy to steal so owners of those vehicles should keep them in the garage or take extra measures to secure them. The neighborhood has some gang activity and all residents were requested to call in any suspicious activity.

**Homeowner Input:** Mr. & Mrs. Fonesco advised the Board that they were having a problem with standing water from the park area and requested the Board address the drainage problem. The Board advised that they will get a proposal for a french drain. In response to resident concerns regarding standing water in the easement the Board will obtain bids to remove the debris and grade the low spots. Barbara Franks advised the Board that she contacted Harris County regarding the lot on North Vista and they will send a letter to the owner to clean it up. She also contacted the Zoning/Permit Department and they will check and see if the owner has a permit for the storage of vehicles. Ms. Franks also advised the Board that she contacted the MUD and the apartments regarding the medians on North Vista that need mowing. The status of replacing the events board on North Vista was also discussed. Mr. Levand discussed his discontent with the lack of resolution of an ongoing deed restriction violation on his street and was advised that the violation is being addressed.

**Pool:** Mike Jones reminded everyone that the pool is opening Memorial Day weekend and the hours of operation are Tuesdays through Sundays from 12:00 p.m. until 8:00 p.m. The new water fountain has been installed and the locks have been repaired.

**Community Club:** Belinda Shelby reported that popcorn, drinks and Barbeque will be served at the pool opening event. There will be a charge of \$2.00 per plate for the BBQ. Activities will include a waterslide and moonwalk. Additional volunteers are needed.

**Newsletter/Website:** Sharon Hill-Morris reported that the newsletter was in the process of being distributed. Mike Jones reported that updates to the website were behind.

**Minutes:** Upon a motion by Mike Jones, seconded by Jesslyn Robinson the Board unanimously approved the minutes of the April 26, 2007 meeting as presented.

**Message Board for Pool Area:** The Board was advised that Sign Solutions could not provide a quote for a portable locking message board and did not have any information on where to obtain one. The Board will obtain a proposal from Sign Solutions to make a locking message board comparable to the one in Peachtree Products. If Sign Solutions is unable to make one, the message board will be ordered from Peachtree Products.

**Landscape Proposal:** The Board was advised that Summit Landscape would like to meet with the Board prior to submitting a proposal to clean the debris on the easement, lift the canopies and trim the trees on the esplanades on North Vista and to install a walking path to connect the easement to the sidewalks on North Place. The Board will email their availability to meet to Tally Jenkins to schedule the meeting. An additional proposal will be solicited from Tom's Tree Service for the easement and tree pruning.

**Insurance Renewal:** The Board was advised that the Association's insurance renewed on May 8, 2007 at a cost of \$2,817.00 for D&O and \$7,315.40 for the package insurance; for a total cost of \$10,132.40. The Association budgeted \$3,380.00 for D&O and \$8,212.80 for the package insurance. The renewal amounts were a total of \$1,647.20 less than the amount budgeted.

**Vandalism:** The Board discussed the vandalism to the facilities that had occurred during the prior week. D&C Construction was in the process of removing the graffiti and repairing the light over the pool gate. The

**Pool Opening Party:** Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board approved an additional \$1,000.00 for the pool opening expenses.

**North Vista Events Board:** The Board was advised that Sign Solutions was still evaluating options for a replacement events board that will also serve as an entry monument. Information will be distributed to the Board when received.

**Entry Monuments:** A replacement letter with a more recent date has been requested from the Association's attorney. Belinda Shelby will deliver the letter to the resident when received.

**MUD Updates:** The installation of the sidewalk on Imperial Valley and landscape improvements to the medians has begun.

**ACC Guidelines:** The Board will continue the review of the sample ACC guidelines for the community. Any updates or recommendations will be discussed at the meeting.

**Adjournment:** There being no further business, the meeting was adjourned at 8:40 p.m. into executive session to discuss a deed restriction violation. The Board reconvened the regular meeting at 8:50 p.m. and requested another letter be sent to the homeowner regarding the violation. The meeting adjourned at 8:55 p.m.

The next regular meeting of the Board will be held on June 28, 2007 at the Ponderosa Volunteer Fire Department on Imperial Valley Drive.

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Association Representative

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Tally Jenkins, CMCA®, AMS™  
Recording Secretary