

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
AUGUST 23, 2007**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30 p.m. on August 23, 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, Jesslyn Robinson and Ron Rowan. Also present were residents, Michael Klekar, Michael and Cheryl Levand, John and Barbara Franks, Daniel and Karen Filip, Clementine Harrell, Nancy Brehkrevzz and Michael Shotwell, and Tally Jenkins, CMCA®, AMS™ representing Chaparral Management Co., AAMC®.

Annual Meeting: The 18 proxies required to hold the election were not obtained. 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 September 27, 2007.

Homeowner Input: Barbara Franks stated the website looked good.

Pool: Mike Jones requested any resident with concerns regarding the lifeguards to please report the concerns to the Board or Chaparral Management Co. Mike also advised that vandalism, including graffiti was continuing to be a problem and requested any resident noticing any suspicious activity to report it to the Constable's Department.

Community Club: Belinda Shelby reported that 133 tickets were sold for BBQ dinner plates at the National Night Out event. Mike Jones reported that the Houston Police Department brought information on auto theft prevention; representatives from the Harris County Citizens Corp and Judge Emmett's office were also in attendance at the event.

Security: Mike Jones reviewed the security report for the previous month and advised that three individuals were arrested for the theft of a motor vehicle. The stolen vehicle was recovered.

Resident Barbara Franks advised the Board that the Health Department filed suit against the owner of the property on North Vista. The owner is required to keep the lawn mowed and keep anything that holds water out. The owner is planning to store 18-wheelers on the property.

Minutes: Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board unanimously approved the minutes of the May 24, 2007 meeting as presented.

Unanimous Consent for Action Taken Without a Meeting: Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board unanimously confirmed the actions of the Board taken without a meeting which included the installation of a French drain in the common area behind 16102 North Place; the installation of a concrete pad in front of the shed; the replacement of the door to the chemical storage room and the repair of the door to the pump room; the installation of additional security lighting for the common areas and other electrical upgrades; the purchase of a message board to be installed inside the pool area; the clean-up of graffiti from the common areas as a result of vandalism and the addition of a third lifeguard during peak usage times at the pool.

Security System: Mike Jones reviewed proposals solicited for the installation of a security system at the recreational facilities from Benco Systems at a cost of \$19,099.00, Gulf Coast Computers at a cost of \$11,407.55 and The Security Store at a cost of \$11,922.75. The Board discussed the ongoing issues and concerns which warranted the need for a security system. Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board unanimously approved the proposal submitted by The Security Store.

Mike Jones advised that the security system would require the installation of a static ISP, DSL line. The monthly fee for a static ISP line is \$54.99. There would be no installation charge; however there will be a \$79.99 initial charge for the equipment, which is refundable through a mail-in rebate. Upon a motion by Belinda Shelby, seconded by Sharon Hill-Morris the Board unanimously approved the installation of the DSL line.

Guard Room Improvements: Mike Jones advised that the closet in the Guard room would require modifications to house the security equipment, including a more secure door and air conditioning unit. Cabinets would need to be installed in the guard room to house the items currently stored in the closet. A proposal from D&C Contracting for the requested proposals was received at a cost of \$2,025.00. The Board discussed the recommended improvements and upon a motion by Sharon Hill-Morris, seconded by Mike Jones the Board unanimously approved the proposal from D&C Contracting.

Summit Landscaping Correspondence: The Board reviewed correspondence from Summit Landscaping advising that the company has been sold. John Parker will stay on as General Manager.

Landscape Proposal: The Board was advised that as requested proposals were solicited to clean the debris on the easement, grade the easements, 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.

Proposals to clean the debris, remove the overgrowth from the fence line and raise the canopy on the trees in the easement at a cost of \$10,500.00 from Tom's Tree Service and to cut down and remove small trees, raise the canopies and remove debris on the easement at a cost of \$3,700.00 from Summit Landscaping were reviewed by the Board. After a discussion and comparison of the proposals and upon a motion by Mike Jones, seconded by Ron Rowan the Board unanimously accepted the proposal from Tom's Tree Service.

A proposal to install walking paths from Summit Landscaping at a cost of \$6,800.00 was declined by the Board as there is no sidewalk along the sides of the homes adjacent to the easement to connect to.

The Board was advised that both Summit Landscaping and Tom's Tree Service declined to provide a proposal to grade the easement as it would require an extremely large amount of sand and grading work and would be cost prohibitive. Summit Landscaping advised that if the goal is to control mosquitoes, due to the low spots, they recommended treating with a mosquito larvacide on a regular basis. The Board requested the proposal for the larvacide be obtained for review. Resident Barbara Franks objected to the decline for the proposal and requested the Board seek other bidders for the project.

Message Board for Pool Area: The Board was advised that the authorization to proceed with the message board for the pool area was submitted to Sign Solutions.

North Vista Events Board: The request for a proposal from Sign Solutions for a replacement events board that will also serve as an entry monument has been put on hold pending the outcome of the permit request submitted by Adam's Signs. Adam's Signs advised that they attempted to obtain the permit however did not have the time to wait at the permit office. Belinda Shelby advised that Adam's Signs should be advised that they can schedule an appointment with the Permit Department. Resident, Barbara Franks expressed displeasure with the length of time the process was taking and that the damaged sign was not removed or repaired. Mrs. Franks suggested her husband could repair the glass in the sign. The Board initially granted approval for the repair, and then recanted. Director Ron Rowan will remove the glass from the sign. The Board advised the sign will remain in place until a decision is received from the Permit Department.

Entry Monuments: The installation of the entry monuments has been postponed pending the outcome of the permit applications to be submitted by Adams Signs.

MUD 154 Updates: The Board was advised that the installation of the sidewalk on Imperial Valley and landscape improvements to the medians have resumed. The Board also reported that in response to a request to the MUD by the Association, the medians on North Vista, within the boundary of the MUD are also being landscaped.

ACC Guidelines: There were no updates to report.

Adjournment: There being no further business, the meeting was adjourned at 7:42 p.m. into executive session to discuss details of the proposed security system and deed restriction violations. The Board reconvened the regular meeting at 8:15 p.m.

Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board unanimously approved the proposal submitted by The Security Store.

Upon a motion by Belinda Shelby, seconded by Sharon Hill-Morris the Board unanimously approved the installation of the DSL line.

The Board discussed the recommended improvements and upon a motion by Sharon Hill-Morris, seconded by Mike Jones the Board unanimously approved the proposal from D&C Contracting.

The meeting adjourned at 8:25 p.m.

The next regular meeting of the Board will be held on September 27, 2007 at the Ponderosa Volunteer Fire Department on Imperial Valley Drive.

Association Representative

Tally Jenkins, CMCA®, AMS™
Recording Secretary