

**NORTH VIEW HOA  
BOARD OF DIRECTORS MEETING  
MINUTES  
DECEMBER 4, 2008**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30 p.m. on December 4, 2008 at the Ponderosa Volunteer Fire Station, 21455 Imperial Valley Drive, Houston, TX 77073, a place open to owners. The meeting was called to order by Sharon Hill-Morris with a quorum of members present as follows: Mike Jones, John Franks, Sharon Hill-Morris, Vincent Eleri and Belinda Shelby.

Present were residents Cheryl Levand, Barbara Franks, Lorraine Rodewald, Michael Levand, Jackie Luplow, Rudy Gonzales and Stephen Bazong.

Present representing Chaparral Management Company, Inc., AAMC® Gloria Lee, CMCA®, AMS™ and guest speaker Calvin Browne representing Southwest Water Company (MUD 154).

Present representing the Precinct IV Constable, Lt. Escobar.

**Security**

Lt. Escobar presented the report from the previous month's activity within the community.

**Homeowner Input**

Homeowner concerns – constable cost included in the MUD water billing – median maintenance – neighbors who are driving recklessly in the community and general condition of the community since Hurricane Ike.

**Community Club**

Christmas Caroling event announced as December 13, 2008 volunteer and carolers will meet at the Pool area at 4:30pm to begin caroling at 5:00pm. Volunteers are going to an assisted living center on Saturday, December 8, 2008, to sign as an outreach for the community. Food drive and toy drive were announced in the newsletter.

**Yard of the Month Committee**

No further awards to be presented until spring 2009.

**ACC**

Several applications reviewed since Hurricane Ike for fence and roof repairs/replacements. John Franks reported there are two (2) applications pending at this time, one (1) for a fence and one (1) for a patio.

**Newsletter**

The last edition of the 2008 newsletter was mailed this past weekend as reported by Barbara Franks.

**Website**

Nothing to report at this time.

### **Neighborhood Watch**

Nothing to report at this time.

### **Consent Agenda**

Upon motion made by Mike Jones, seconded by Sharon Hill-Morris the Board of Directors unanimously accepted the following documents as recorded:

Minutes	October 23, 2008
Management report	December 4, 2008
Financials	October 31, 2008 (month ending)
ACC Report	November 2008
Deed Restriction Report	November 2008

### **Legal Collection**

Upon motion made by Mike Jones, seconded by Sharon Hill-Morris the Board of Directors unanimously voted to forward all accounts which are delinquent, which include 2008 delinquent assessments, to the attorney for collection and demand action no later than February 1, 2009.

### **Financial**

Gloria Lee presented the financials explaining the "Other Income" line item that had not previously appeared on the report. The line item includes the following:

July 4 <sup>th</sup> income	\$886.55
Center Pointe rebate	\$739.61
Pool Card Purchase	\$ 30.00
Smith Barney dividend	\$ 86.12

### **Pool Compliance**

Upon motion made by Mike Jones, seconded by John Franks the Board of Directors unanimously approved the proposal as presented by Greater Houston Pool Company for compliance and repairs required for the pool prior to 2009 opening day.

### **Pipeline Easement**

John Franks requested Board approval to solicit bids to have the pipeline reserve area cleaned as persons unknown have been using the area as a dumping ground for Hurricane Ike debris. The county will no longer retrieve the trees, branches, wood fence, sheetrock etc. which has been left in this area.

Gloria Lee will solicit at least two bids for clean up and present to the Board in the January 2009 meeting.

### **Bad Debt Write Off**

Upon motion made by Mike Jones, seconded by Belinda Shelby the Board of Directors unanimously approved the write off due to foreclosure of the following:

15823 Skyland	\$ 578.55
910 Garden Land	\$1,411.02

### **2009 Landscape Contract**

The Board of Directors approved the 2009 Landscape contract. John Franks requested Gloria Lee to obtain a color coded plat map of the areas the Landscape contract encompasses from Summit Landscaping.

The Board of Directors reviewed the proposal for irrigation from Summit noting the area of repair suggested is located on the North Vista medians which are now being maintained by MUD #154. Gloria Lee will remind Summit the irrigation and landscape maintenance is no longer within the scope of management contract for them.

**2009 Pool Contract**

Mike Jones requested the specifications for the contract also have the option on the time the pool is open as 2:30pm-8:30pm (same days). The reduced hours may help in the overall contract cost and the pool was not used prior to 2:30 during this past summer on most days.

**2008 Audit Engagement Letter**

The Board of Directors reviewed the 2008 Audit Engagement letter, the amount \$1,700.00 is over the budget amount of \$1,600.00 but will include the preparing of the Federal Income Tax return by Kevin McKenna.

**Irrigation Proposal**

The irrigation proposal presented August 22, 2008 in the amount of \$7,388.60 by Summit Landscaping (#3745) for the pool area will be tabled at this time. The Board of Directors request the proposal remain on the agenda until a determination can be made as to specifications and comparison of cost.

**Adjournment:** There being no further business, the meeting was adjourned at 8:15pm.

The contract for the Association indicates the Association will be charged \$75.00 per hour or a portion thereof after 9:00pm.

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Association Representative

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Gloria Lee, CMCA®, AMS™  
Recording Secretary