

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
October 23, 2008**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30 p.m. on October 23, 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, Sharon Hill-Morris, Vincent Eleri and Belinda Shelby, absent John Franks.

Present were residents Michael Levand, Frank Paul, Jose Castro, Evelyn Sardinia, Clementine Harrell, Karen Filipe and Paulette Anderson.

Present representing Chaparral Management Company, Inc., AAMC® Gloria Lee, CMCA®, AMS™.

Present representing the Precinct IV Constable office Sergeant Kenneth Keys.

Homeowner Input

Homeowner concerns – recent vandalism – violations of noise nuisance – pit bull allowed in front yard (chained) – business out of home – number of people living in one home - mowing of medians on Imperial Valley and North Vista – vehicles parking on the grass and cul-de-sac blocking access.

Community Club

Belinda Shelby reported on the upcoming Fall Festival and the success of the Nation Night Out event held this month. Future plans for the Christmas Caroling were discussed Gloria Lee will research the possibility of a trailer to move the carolers around the community verses walking.

Yard of the Month Committee

No further awards to be presented until Spring 2009.

ACC

Nothing to report.

Newsletter

Upon motion made by Mike Jones, seconded by Sharon Hill Morris the Board of Directors voted to allow four (4) mailings of the newsletter in 2009. Should additional editions be necessary those will be posted to the website, e-mailed to the owners requesting e-mail copies and mailed only to the owners who have stated they do not have internet access in a previous survey.

Motion passed.

Website

Nothing to report at this time.

Security

Sergeant Keys presented the report from the previous month's activity within the community.

Neighborhood Watch

Nothing to report at this time.

Town Hall Meeting

Mike Jones reported the Town Hall meeting was a success with several owners attending.

2009 Budget

Upon motion made by Mike Jones seconded by Vincent Eleri the Board of Directors unanimously adopted the 2009 Budget as presented.

Motion passed.

Seasonal Color

Upon motion made by Mike Jones seconded by Vincent Eleri the Board of Directors unanimously voted not to spend the proposed \$175.00 for seasonal color to be placed at the pool monument.

Pool Proposed Repairs/Compliance

The Board of Directors reviewed the proposal as submitted by Greater Houston Pool Company for various repairs to the pool to bring it into compliance before the 2009 pool season. The Board request Gloria Lee contact GHPM requesting a possible discount if all repairs are made at one time.

Ponderosa Fire Department Property

Upon motion made by Sharon Hill Morris, seconded by Vincent Eleri the Board of Directors unanimously voted not to accept the donation of the property adjacent to the Ponderosa Fire Department.

Bad Debt Write

Upon motion made by Sharon Hill Morris, seconded by Mike Jones the following account was unanimously approved for bad debt write off due to foreclosure:

939 Garden Land Court	\$105.16
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APPEAL Request

The Architectural Control Committee received an application for a stained fence on 15802 North Bend Court, after the owner had place the stain on the fence. The ACC denied the application, November 20, 2007, as the stain is not an approved application to fence within the community only a clear coat is approved.

The owner, Mr. Palnau, submitted a request for review of the Board of Directors, photographs of various fences within the community which did not have a color stain or a clear coat sealant as an example of the wear and color fade which will occur should he remove his color stain.

The Board of Directors reviewed the data as submitted and unanimously upheld the decision of the ACC to deny the application based on the color stain not approved to be used in the community.

The owner must remove the color stain on the fence and the color stain on the gate, two separate colors, on or before February 1, 2009.

MINUTES

Upon motion made and seconded the Board of Directors unanimously approved the minutes to the following meeting as recorded:

August 28, 2008 – Regular Board Meeting
September 8, 2008 – Budget Meeting
September 25, 2008 – Regular Board Meeting

Financial

Gloria Lee presented the financials to the Board of Directors for their review at the meeting. These were preliminary financials as the storm created a power outage which prevented the accounting department from completing all of the financial reports.

Adjournment: There being no further business, the meeting was adjourned at 9:00 p.m.

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

Association Representative

Gloria Lee, CMCA®, AMS™
Recording Secretary