

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
July 24, 2008**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30 p.m. on July 24, 2008 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: Mike Jones, John Franks, Sharon Hill-Morris, Vincent Eleri and Belinda Shelby

Present were residents Barbara Franks, Sharon Czuja, Lisa Espinoza, Clementine Harrell, Jackie Luplow, Donald Jenkins, Evelyn Sardina, A Valerio and Kenneth Dunn.

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

Present representing the Precinct IV Constable office Sergeant W. Schultz and Deputy Chris Lawrence.

Homeowner Input

The meeting began at 6:35pm with four (4) homeowners attending with no direct comments. Mr. Jenkins arrived approximately 7:00pm to discuss the loitering of teens at the benches on Garden Land. Sergeant Schultz requested Mr. Jenkins and all owners present to call the dispatch office when they witness any suspicious activity. Additional owners came into the meeting about 7:15pm to discuss issues relating to a recent incident of an ice cream truck and possible assault to the driver. The owner discussion continued with the Constables until approximately 7:45pm.

Community Club

Belinda Shelby stated the participation was very low this year for the 4th of July. There were only two contestants for the Bar-B-Que cook-off and no parade or bike decorating contest. The general feeling is the holiday falling on a Friday may have also been a working day for some of the community.

Belinda indicated there are plans on going for the October 7 National Night Out and the October 25 Fall Festival.

Yard of the Month Committee

Vincent Eleri will select two (2) homes from the committee's recommendation for Yard of the Month.

ACC

John Franks reported the ACC reviewed the applications submitted for the month of June, approving those submitted.

Newsletter

Barbara Franks reported the Newsletter committee met this past Saturday to review the up coming Newsletter schedule and the 2009 schedule.

She presented the narrative to the Board after her report for consideration of proposed changes to the schedule for the Newsletter and production of the Newsletter.

The Board did not make a decision on the suggestions as they had no time to review the requests or recommendations prior to the meeting.

Website

Mike Jones reported there were fewer visits recorded to the website in the month of July than in the previous months.

Security

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

Minutes

Upon a motion by Mike Jones, seconded by Vincent Eleri the Board of Directors unanimously approved the minutes of the June 26, 2008 meeting.

Street Lights – North Bend Court

Gloria Lee reported the street light request forms have been completed and the expected time of installation for the street lights is 8 weeks.

The Board of Directors requested the possible plat for existing street lights in the community and the recommendation by Centerpoint as to improved location coverage required. CMC requested the information and it is being compiled.

Pressure Washer

John Franks submitted the proposal for the power washer equipment to the Board of Directors for their review. John stated he met with Ponderosa Fire Department and they have agreed to allow the storage of the unit if it is well marked as to ownership and use.

The following is the proposal submitted:

100 Gallon Tank	\$189.00
Pressure Washer	\$424.00
Hose 120 ft	\$ 24.66
Trailer	\$369.99
Hardware	<u>\$ 50.00</u>
Total	\$1008.54

Upon motion made by Sharon Hill-Morris, seconded by Mike Jones the Board of Directors approved the proposal as submitted for the power wash system in the fight against graffiti.

Pool Building Maintenance:

The baby pool pump motor went out a few weeks ago. The pump motor has been replaced and it appears it is under warranty.

MUD #154 Constable Contracts

Mike Jones reported the MUD #154 proposed contracts with Harris County Precinct IV Constables was removed from the Commissioners Court agenda this week and will not come for review for at least 45 days.

The MUD had planned to add three (3) officers to the patrol of the MUD jurisdiction. North View and North View West were going to continue their contract until 2009 as the MUD planned to incorporate these two (2) officers into the MUD contract for a total of five (5) officers to cover the area in 2009.

Mike Jones will continue to speak to the authorities to try and determine when this may come before the Commissioners again and make sure there is representation of the Association to voice the concern should the court not review or approve the contract.

Deed Restriction Violation

The Board of Directors reported on the following accounts as to their contacts since the June 26 meeting:

15915 Land View – Belinda Shelby will contact owner and try to resolve – no report

15828 North Bend Drive – Sharon Hill Morris met with the owner. She stated the owner removed the shutters as requested in the letter but she has not painted the door or the home, nor has she repaired the fence

16010 North Sky Ct – the tire was purchased but it is also flat., as of this week. The owner will try to repair within the next week

Ponderosa Fire Department Land 1.8570 Acres #048-155-000-0024

Gloria Lee reported the correspondence with Fred Windisch indicating the Ponderosa Fire Department had initially stated they would obtain a letter from the legal representative indicating the land they want to “gift” to the Association would be possible before the Association expended funds for survey and replat. However an e-mail this week indicated the Board of Directors for the department met and decided not to ask for the letter or research into the possibility of the availability of the “gift” without penalty as they only want to “gift” the land if there are no cost incurred by the department.

The Board of Directors for North View requested Chaparral Management research with the pipeline company what if anything can be placed on the land if purchased. The Board will not consider expending Association funds to accept the land if there is no value to its ownership. The Board would specifically like to know if the land can be paved in any way for parking should it be required.

Landscape Improvements

The Board of Directors tabled the proposal from Summit Landscaping to replace the three (3) trees that appear to be dying (Garden Land Court (2) and North Bend).

A decision was not made as to replacement of the water bags on the missing tree or for Summit to begin the watering process of the trees in the cul-de-sac.

National Night Out

The Board of Directors would like to research the cost to have the pool open for the October 7, 2008 National Night out event.

Belinda Shelby will research the cost last year of hot dogs for the event and the number

ordered. Gloria Lee will try to secure a donation for the hotdogs.

The Board of Directors stated they did not want to place a banner on Imperial Valley or North Vista as they always have a great turn out and usually surrounding communities attend without the advertisement.

The newsletter will have the new date emphasized so that owners will be made aware of the change from August to October this year.

Events Board Sign North Vista

Gloria Lee reported to the Board of Directors the Harris County Sign Permitting would currently only allow one sign per entrance into a community. After speaking to Adam's sign and the sign permitting contact, Montgomery Crawford, with Harris County, the possibility of them approving another sign on North Vista is not likely.

The Board of Directors would like for CMC to apply for the events board sign on North Vista since there is more than one entrance off of North Vista into North View.

Crime Stopper Membership and Signs

Upon motion made by Sharon Hill-Morris, seconded by Mike Jones the Board of Directors unanimously voted to partner with Crime Stoppers with the purchase of a \$100.00 membership. The Board voted to purchase signs to total nine (9); two (2) are provided with the membership, the Association will only pay for the additional seven (7).

Recycle

John Franks researched the possibility of placing a recycle bin for the community. The results of his research indicated there is a recycle company that will place a large bin in the community for paper. At this time there are no companies performing the service for bottles or plastic as a reimbursement for recycle.

John met with the Ponderosa fire department and secured the commitment to place the recycle bin in the parking lot of the fire station for ease of access to all owners in the area not just North View.

John will forward all information necessary to Gloria Lee so that the process may begin to place the bin and process the collection of the papers.

Financial

Gloria Lee reviewed with the Board of Directors their financial balance sheet. The operating account will require funding from the Solomon Smith Barney account to meet the financial responsibilities of the community until year end.

The Board authorized the movement of funds from the Solomon Smith Barney account as it is currently over the \$100,000.00 insured limit.

Adjournment: There being no further business, the meeting was adjourned at 9:25pm

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