

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
June 26, 2008**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30 p.m. on June 26, 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

Also present were residents Barbara Franks, Avid Budd, Michael Levand, Clementine Harrell, Helen Risher, Sharon Czuja, Yolanda Bradley, Cheryl Levand, Nancy Breitskreutz, Emelda Merle and Silvia Bonita.

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

Present representing the Precinct IV Constable office Sergeant W. Schultz.

Welcome New Board Director

Vincent Eleri is attending his first meeting as a Board Member serving the community. Vincent is serving the unexpired term of Ron Rowan who recently resigned due to schedule conflicts.

Homeowner Input

Homeowners present requested time within the Open Meeting to discuss committee structure, condition of subdivision, specific deed restriction violations through out the community and safety and welfare.

Community Club

Belinda Shelby stated the preparation for the 4th of July event is well underway and the committee plans to prepare signs to be placed in various areas to encourage attendance. Prizes will be awarded for the cook off as follows:

1st place \$100.00

2nd place \$ 75.00

3rd Place \$ 50.00

Currently there are only two or three contestants signed up to participate, hopefully the number will increase the week before the event.

Food is to be served from 2:00pm-4:00pm

Parade 11:30am

Bike Decorations to be judged at 11:15am

Judging for the cook off will be approximately 1:00pm

Belinda requested approval from the Board of Directors to purchase 10 – 2 sided – signs to place in various areas advertising the event.

The Board of Directors requested volunteers to make signs rather than use the funds at this time as there appears to be little participation to warrant the purchase of signs.

John Franks and Vincent Eleri volunteered to make the signs for the community. Belinda will send the file to the volunteers for them to print and make.

Yard of the Month Committee

Avis reported the committee members have made their selections and sent them to Belinda for approval by the Board of Directors.

Vincent Eleri is currently on this committee and will work as the Board of Directors liaison for the committee from July 2008 forward.

ACC

John Franks reported the ACC had not met this month due to schedule conflicts but they approved two (2) applications via e-mail.

Newsletter

Sharon Hill-Morris reported the newsletter was mailed to all owners in the community. The Board of Directors elected to continue to mail the newsletter through 2008. The newsletter will only be mailed to the owners who have completed the request form for mailing in 2009.

Upon motion made and seconded Lisa Espinosa has been added to the Newsletter Committee by unanimous vote.

The newsletter is available at the pool for owners who did not receive a copy as are the forms to complete if owners would like the newsletter mailed or sent via e-mail.

Website

Mike Jones reported there are new sections within the website and all should visit and present feed back concerning ease of access etc. The priority news is marked in Red to help visitors know what is new and important to review.

Security

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

Minutes

Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board of Directors unanimously approved the minutes of the May 22, 2008 meeting.

Street Lights – North Bend Court

Upon motion made by Mike Jones, seconded by Sharon Hill-Morris the Board of Directors unanimously approved the installation of two (2) street lights on North Bend Court at a cost of \$162.00.

Reserve Study

The Board of Directors tabled the discussion of soliciting a Reserve study until the July meeting.

Pressure Washer

John Franks will research the cost of a water tank and a trailer that will sustain the weight of the water and the pressure washer. If John cannot locate a storage area, at no cost to the association, the Board will table the purchase of the tank and trailer until such time as a storage location is obtained.

Water Trees in Cul-De-Sacs

Owner of 15910 North Bend Court volunteered to water the tree in his cul de sac. The Board would like for CMC to research the cost for Summit to water these trees weekly.

Pool Building Maintenance:

The Board of Directors requested a proposal to level an existing concrete hazard at the pool. John Franks will meet the contractor on site to advise the location of the approximately 6x6 area that required leveling.

Electrical Choice

The report from Kilowatt Partners indicates the contract has been executed and the billing for the new rate should begin in July.

Financial CD Purchase

The Certificate of Deposit was purchased in the amount of \$30,000.00 from Community Association Bank and will be reflected on your June financials.

Media Policy

Upon motion made by Mike Jones, seconded by Sharon Hill – Morris the Board of Directors unanimously adopted the Media Policy as submitted, a copy is hereto attached.

The Board of Directors move to appoint a Board member to represent the community in any and all media releases. John Franks, an active Board member, was appointed as the Media spokesperson for the Community.

MUD #154 Constable Contracts

Upon motion made and seconded the Board of Directors elected to continue the contract, through 2008, for Constable coverage should MUD #154 not elect to employ five (5) officers' as originally states.

The Board of Directors sent the cancellation of contract for North View effective when and if MUD #154 voted to contract with the Constables for MUD #154 patrol coverage.

The MUD #154 representative reported there was a possibility the MUD would only approve three (3) patrol officers in their meeting tonight (same times as North View Board meeting). This would impact the patrol coverage in North View as the three (3) officers would be required to cover all of MUD #154 jurisdiction and that would not only limit visibility it would lengthen response time to the community.

Deed Restriction Violation

The Board of Directors reviewed the following accounts as to attorney action:

15915 Land View – Belinda Shelby will contact owner and try to resolve

15807 North Bend Dr- owner has not appeared for a hearing as requested – owner was sent a notice for May and June to attend the meeting per his request
Attorney Demand – remove patio cover

15828 North Bend Drive – hold for 30 days Sharon Hill-Morris to visit with owner

423 North Rock Drive – Attorney demand letter

16010 North Sky Ct – hold for 30days tires have been purchased

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

Hovis Surveying submitted a proposal for the re-surveying of the land behind North View Reserve C.

Currently Hovis has a survey they conducted in 2007 of the entire property but it appears after speaking to Fred Windisch, Ponderosa Fire Chief, the department does not want to “gift” the entire property, therefore a new survey would be required.

The property will also require plating and recording of said plat. The Ponderosa Fire Department does not want to incur any cost associated with the “gift” of the property. All cost must be borne by the Association.

Hovis Survey of \$2,872.00 will include verifying boundaries, set and recover corners, record research, locate major improvements, prepare plat for submittal to City of Houston, review title report for easements & liens, GPS Tract per City of Houston requirements, city and county walk thru and computer mapping.

The proposal does not include city and county fees, title report, special reproduction or filing fees (\$710.00) due at the time of submittal.

The Board elected to table the decision until more information is obtained from Ponderosa Fire Department on the use of the land and or rights to “gift” to one association with the district.

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

Association Representative

Gloria Lee, CMCA®, AMS™
Recording Secretary