

**NORTH VIEW HOA  
BOARD OF DIRECTORS MEETING  
MINUTES  
August 28, 2008**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30 p.m. on August 28, 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 and Vincent Eleri, absent Belinda Shelby.

Present were residents Nancy Breitreutz, Joyce Lester, Paulette Anderson, Avis Budd, Lisa Espinoza, Barbara Franks and Anna Alaniz.

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

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

**Homeowner Input**

Homeowner concerns – landscape along medians on Imperial Valley: why have they not been maintained by MUD 154 – Garden Land Court force mow lot home vacant for some time – vacant lot on North Vista (not association property) why will they not mow and maintain the lot - owner had vehicle vandalize questions to Constable as to patrol with in the community.

**Community Club**

Community Club will be meeting August 31, 2008, Sunday, at the Starbucks Coffee shop located on 1960 to discuss the remaining events in 2008.

**Yard of the Month Committee**

Vincent Eleri indicated there had been two homes selected and the committee reviewed the selected homes only to realize they were from the same section. They will meet and select one from the older section so that both winners are not from one section of the community.

**ACC**

John Franks reported the ACC reviewed the applications submitted for the month of July: there were four (4) requests for painting of homes and one (1) request submitted for roof materials.

**Newsletter**

Newsletter committee will meet August 30, 2008, Saturday to review the plans for the remainder of the year and the possible publications to be mailed to each resident.

**Website**

Mike Jones reported there were a few corrections that would be made within a few days to the website. Constable patrol hours were incorrectly reported on the website.

## **Security**

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

## **Neighborhood Watch**

The Crime Stopper signs have been ordered and will be placed throughout the community using existing poles by John Franks as soon as they are delivered.

## **Minutes**

Upon a motion by Mike Jones, seconded by John Franks the Board of Directors unanimously approved the minutes of the July 24, 2008 meeting.

## **Street Lights – North Bend Court**

The street lights ordered for North Bend Court are scheduled to be installed within the next few weeks. Gloria Lee continues to work with Center Point Energy to determine the possible locations for additional lighting within the community. The Board of Directors requested the specific consideration of Northacre Drive for additional lighting possibilities at a cost similar to North Bend Court.

## **Pool/Park Reserve**

### **Irrigation Proposal**

Summit Landscape Company submitted a proposal in early 2007 for the repair to the irrigation in and around the entrance to the Pool/Park Reserve. The current proposal submitted for the Board's review is \$7,388.60. The Board of Directors would like a second opinion as to the need for the irrigation and or two additional proposals for the irrigation repair/installation.

### **Management Contract**

Upon motion made by Mike Jones, seconded by John Franks the Board of Directors requested Chaparral Management to solicit bids for the 2009 management of the pool and lifeguards. The Board requested the specifications for the 2009 pool hours match those of 2008 depending on the cost the Board may elect to reduce the open hours of the pool.

Motion passed.

Pool hours to be considered for possible cost savings would be:

Tuesday – Friday – 3:00pm- 8:00pm

Saturday & Sunday – 12:00noon – 8:00pm

Closed Monday

Additional the age requirement would be 17 years of age at least and the lifeguard and or supervisor should not be a resident of North View HOA.

### **Inspection**

Upon a motion made by Mike Jones, seconded by John Franks the Board of Directors authorize Chaparral Management to request an independent inspection of the pool equipment, facilities and compliance standards from Paul Clapper, Greater Houston Pool Management.

Motion passed.

### **Pool Deck**

The Board of Directors would like to solicit at least two proposals for the replacement of the pool deck area. The specification should include using Trex materials on 24 inch center not to include the replacement of the back area which is currently there or the seating area.

### **Legislative Liaison 2009**

Upon motion made by Mike Jones seconded by Sharon Hill Morris the Board of Directors appointed the following to act as the contact for the 2009 Legislative Session volunteer attendee should the need arise:

Sharon Hill-Morris

John Franks

Vincent Eleri

Motion passed.

### **Reserve Study**

Upon motion made by Mike Jones, seconded by Sharon Hill Morris the Board of Directors unanimously approved the solicitation of proposals for the purpose of conducting a Reserve Study for the Association.

### **National Night Out**

The Board of Directors reported plans are still being made to hold the National Night Out on October 7, 2008.

### **Town Hall Meeting**

The Board of Directors report the Town Hall Meeting is scheduled for October 16, 2008 @ 6:30pm at the Ponderosa Volunteer Fire Department, 21455 Imperial Valley Drive, Houston, TX 77073. The Town Hall meeting presentation will be made by Precinct IV Constables office on issues relating to activities and growth within the community.

### **2009 Budget**

Budget meeting date, September 9, 2008, 6:00pm at the office of Chaparral Management scheduled to review the 2009 Budget. Changes will be made to tonight's presentation for further review and possible adoptions.

Budget 2009 add a line item for Reserve Fund including funds equal to \$20,000.00 and a Building Fund line item funds to equal \$15,000.00 or greater.

### **Bad Debt Write Off**

Upon motion made by Mike Jones, seconded by John Franks the Board of Directors unanimously approved the foreclosure debt write off for the following:

16307 North Cross - \$330.25

16306 North Mist - \$206.10

### **Legal Collection**

Upon motion made by John Franks, seconded by Mike Jones the Board of Directors unanimously approved the accounts which are delinquent in their 2008 assessment payments and any prior year be referred to the Association attorney for demand of payment notice. Should an owner have a payment plan and are current with the payment plan they will not be referred to the Association attorney at this time.

**Financial**

Gloria Lee reviewed with the Board of Directors their financial balance sheet. The fund balances are less than \$100,000.00 in each of the accounts held by the Association; therefore all funds are insured to their fund balance. Overall cash available is \$178,473.05

**Adjournment:** There being no further business, the meeting was adjourned at 8:45pm.

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