

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
FEBRUARY 26, 2009**

The Board of Directors of the North View HOA held their regular scheduled meetings at 6:30pm on February 26, 2009 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 and Vincent Eleri absent Belinda Shelby and John Franks.

Homeowners

There were no homeowners present at this meeting.

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

Security

Sgt Schultz was called to an incident and was unable to attend the meeting until just prior to adjournment.

Homeowner Input

No homeowners were present.

Community Club

No report submitted at this time due to Belinda Shelby's absence.

Yard of the Month Committee

Vincent Eleri reported the committee was prepared to begin driving the community in April or late March to make the first selections under the Cornelius Nursery program.

ACC

No report at this time due to John Franks absence.

Newsletter

No report at this time due to Barbara Franks absence.

Website

Nothing to report at this time.

Neighborhood Watch

Nothing to report at this time.

Consent Agenda

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

Management report	February 26, 2009
Financials	January 31, 2009

Legal Collection

ATTORNEY DEMAND COLLECTION

The accounts which are delinquent as of December 31, 2008 for the 2008 assessment have been given the appropriate notice for a hearing should they wish to discuss or request payment plan options.

The Board of Directors voted in the January 22, 2009 meeting to refer the accounts which are delinquent as of December 31, 2008 to the attorney for the collection process demand. The accounts were again listed in the Board file packets this month for review in the event there are any accounts with special circumstances as a result of Hurricane Ike.

Gloria Lee reported to the Board of Directors the collection turnover to the attorney for initial demand on delinquencies of 2008 and older has not been completed due to the close of 2008 and the incoming 2009 assessments. Some owners are paying past assessments with their 2009 due to the acceptance of credit cards.

The accounts listed in your packet print out will be sent to the attorney for collection prior to the March meeting.

Financial

Gloria Lee presented the financials as prepared.

The Board of Directors requested a minimum balance be held at the end of the month in the Lock Box account at Community Bank. The Board would like to see most of the funds transferred to the Smith Barney account for the small amount of interest being paid at this time. The Trustmark Operating account should not exceed a \$35,000.00 balance at month end.

Annual Meeting

The Annual Meeting notice will be sent this week along with the proxy/ballots for the two (2) candidates running , Mike Jones and Vincent Eleri.

Pool Deck

The old pool deck has been removed and the frame work for the new Trek material is in place but the contractor is waiting on the return of John Franks to complete the project as John is overseeing the work in progress.

Street Light Improvements

No report at this time; Centerpoint is still backed up in requests from Hurricane Ike.

Reserve Study

Upon motion made by Mike Jones, seconded by Vincent Eleri the Board of Directors unanimously approved the proposal for a reserve study as presented by Reserve Advisors.

The Board of Directors would like the funds in Community Bank, certificate of deposit, to be marked as the "Reserve Fund".

2009 Insurance

The Board of Directors reviewed the current policy coverage for the community and would like to increase the following coverages:

Cabana (Pool Guard Room) currently \$100,000.00 increase to \$150,000.00
Camera Equipment (12 cameras, monitor, DVR, wiring, conduit, DSL equipment)
coverage added \$30,000.00

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.

Association Representative

Gloria Lee, CMCA®, AMS™
Recording Secretary