

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
April 23, 2009**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30pm on April 23, 2009 at the Ponderosa Volunteer Fire Station, 21455 Imperial Valley Drive, Houston, TX 77073, a place open to owners. Sharon Hill-Morris called the meeting to order with a quorum of members present as follows: Mike Jones, Sharon Hill-Morris, Vincent Eleri and Belinda Shelby absent John Franks.

Homeowners

Mike & Cheryl Levand, Nancy Bretkreuk, Tim Vieaux, Marianna Ramirez (710 North Oak not an owner in the community), Curtis & Andrea Phillips, Billy Jones, Clementine Harrell, Evelyn Sardina, Bunny Smith and Carole Filip.

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

Security

Sgt Schultz arrived approximately 7:15pm to present the Security report for MUD 154.

Homeowner Input

Homeowners present had concerns regarding speeding, various deed restrictions which do not seem to be enforced, parking on the street such that cars cannot pass (North Sky), multiple cats at one address on North Trail, road cracking on North Bright and North Bend, sidewalk graffiti, age limit on curfew and discussion of a possible "Green Committee" to be considered in the community.

Community Club

Belinda Shelby reported the "Pool Opening" event is scheduled for June 6. The Community Garage Sale will be held on May 2 & May 16, 2009 advertisements are to be placed in community papers and the Houston Chronicle.

Yard of the Month Committee

Vincent Eleri reported the committee met appointed three new members to the committee. The committee made the selection for yard of the month for April and the \$50.00 gift certificates were awarded to each along with the sign placement in each yard, courtesy of Cornelius Nursery.

April 2009 Winners:

16102 North Place Drive

934 North Bright

Pool 2009 Season

Mike Jones reported the form inside the packet is not the 2009 form; retrieve the form from the website for use within the office. The Board of Directors indicated the access cards issued to each address should not exceed two (2) and each card may not have more than five (5) members per card, the guest rule still applies. No Card No Entry there are no exceptions or days that the guard should allow access in order for owners to

register.

Mike Jones stated the card reader batteries may be dead, he will check and replace if they are not working.

No distribution will be made of access cards at the pool this season all access cards will be coordinated from the office of Chaparral Management.

The Board of Directors reviewed the questionnaire as provided by Greater Houston Pool Management for Pool party management. Questions were answered, the form will be sent to GHPM for the management of pool party events, at no time should parties be scheduled without first verifying the eligibility of the owner and should not be scheduled during the season open hours for all swim.

Mike Jones requested the current owner access card list sent to him, in color, so that he might update the list for the 2009 pool season.

The pool rules were reviewed resulting in the only change being made at this time is #12 the current rule:

No un-consented physical touching of others.

Change to

No inappropriate behavior.

ACC

No report at this time due to John Franks absence.

Newsletter

General discussion of the advertisement in the Newsletter was held indicating there would be no charge to any volunteers in the community if they would like to advertise their business but all other accounts would be charged a nominal fee.

Website

Nothing to report at this time.

Neighborhood Watch

Nothing to report at this time.

Consent Agenda

Upon motion made by Sharon Hill – Morris, seconded by Belinda Shelby the Board of Directors unanimously accepted the following documents as recorded:

Management report April 23, 2009

Financials March 31, 2009

ACC Report March 2009

Deed Restriction Report March 2009

Minutes February 26, 2009 (amended to correct the spelling of Attorney on Page 2)

Legal Collection

Attorney Demand Collection

The 2009 delinquent accounts were sent the initial notice and the subsequent notice of certified charges to be incurred in the final notice prior to attorney action. The final or certified notice as required by the Texas Property Code will be sent in May. The meeting of June 2009 of the Board of Directors should result in the review of the delinquent accounts for legal demand action after the required hearing period.

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. Gloria Lee explained to the Board of Directors the March 31, 2009 financials did not indicate the transfer from the CBANC account, the transfer has been made and will appear in the April financials.

Street Light Improvements

No report at this time.

Reserve Study

Reserve Advisors has contacted Chaparral Management and will schedule an onsite visit within the month of May to begin the process of preparing the Reserve Study.

2009 Insurance

The Board of Directors reviewed the current policy coverage, at the February meeting, for the community, requesting the increase in the following coverage:

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

No update at this time on the request for insurance coverage change.

2009 Board of Directors Officers

Upon motion made and seconded the Board of Directors votes unanimously to retain the offices currently held by each director:

Sharon Hill-Morris – President
Mike Jones – Vice President
John Franks – Treasurer
Belinda Shelby – Director At Large
Vincent Eleri – Director at Large

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.

Association Representative

Gloria Lee, CMCA®, AMS™
Recording Secretary