

**NORTH VIEW HOA  
BOARD OF DIRECTORS MEETING  
MINUTES  
MAY 28, 2009**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30pm on May 28, 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 John Franks absent Belinda Shelby.

**Homeowners Present**

Homeowners present were as follows:

Evelyn Sardina, Lynda Greene, Ann Windom, Sharon Czuja, Barbara Franks, Clementine Harrell, Michael & Cheryl Levand and Tressy Hall.

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

**Security**

Sgt Schultz arrived at approximately 7:00pm to present the Security report for MUD 154.

**Homeowner Input**

Homeowners present had concerns regarding communication of the Chaparral Management architectural control department communication with deed restriction enforcement with items pending for approval, speeding and general law enforcement for the summer months, vagrants in the community or people who appear to be solicitors but seem to be observing the community and the occupancy of homes and vehicle theft or break in.

**Community Club**

Belinda Shelby could not attend the meeting due to work schedule, a report was given concerning the Opening Day celebration to be held on June 6. The pool will open from 12-5:00pm with a bar-b-que contest held, plates will be sold from 2-4:00pm at a cost of \$2.00 per plate.

**Yard of the Month Committee**

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

May 2009 Winners:

16410 North Cross

906 North Bright

**ACC**

John Franks reported there had been three (3) applications reviewed in the past thirty (30) days, two (2) were patio covers and one (1) a concrete walkway extension for a handicap owner to access their back yard from the driveway.

## **Newsletter**

Barbara Franks reported on the most recent edition of the newsletter, the third (3<sup>rd</sup>) edition this year. The next edition will include information concerning the National Night Out and other activities within the community.

## **Website**

Mike Jones reported the traffic has increased on the website and expect it to continue until end of summer with owners accessing for Pool forms and general information.

## **Neighborhood Watch**

The Neighborhood watch sign format have been submitted for the Board of Directors consideration.

Upon motion made by Mike Jones, second by John Franks the Board of Directors unanimously approved the purchase of fourteen (14) Neighborhood Watch Signs to be placed in the area of entrance to the community and the park/pool area.

Mike Jones or John Franks will research the possibility of Prescient IV providing the poles, installing them and hanging the Neighborhood Watch signs on them. Should the county not provide this service the Board has authorized John Franks to purchase the poles and equipment required to post the signs.

## **Sign NO PARKING AGAINST CURB**

Upon motion made and seconded the Board of Directors requested Chaparral Management purchase, on behalf of the Associations, signs to be placed on Garden Land Court, North Sky Court and North Bend Drive (cul de sac) signs stating NO PARKING AGAINST CURB.

Motion passed

Gloria Lee advised the Board of Directors the Constable should be consulted prior to ordering and placement of the signs as the Association does not appear to have the authority to enforce street traffic parking.

Board of Directors requested the signs placed as soon as they are available.

## **Consent Agenda**

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

Management report	May 28, 2009
Financials	April 30, 2009
ACC Report	April 2009
Deed Restriction Report	April 2009
Minutes	April 23, 2009

## **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.

### **Legal Deed Restriction**

#### **Attorney Demand Compliance**

The Board of Directors were unable to review the accounts for attorney action on various violations, photographs were not presented for their review and the Board members did not have an opportunity to review the homes prior to the meeting. Table the action until the June meeting to allow time for each Board member to review the homes for compliance.

### **Bad Debt Write Off**

Upon motion made and seconded, the Board of Directors unanimously approved the bad debt write off for 16406 Villa Del Norte – foreclosure – write off amount \$1,875.51.

Motion passed.

### **Financial**

Gloria Lee presented the financials as prepared.

The Board of Directors discussed the Reserve Study funding balance as stated on the financial. Mike Jones will research the data prepared for the previous Reserve Study to determine the beginning balance for the current Reserve Study.

### **Street Light Improvements**

No report at this time.

### **Reserve Study**

Reserve Advisors met with John Franks and Gloria Lee on site and are preparing the data for the Preliminary Report.

### **2009 Insurance**

The 2009 Insurance package, presented and reviewed, is acceptable with the changes requested in previous meetings.

**Adjournment:** There being no further business, the meeting adjourned at 9:15pm.

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