

**NORTH VIEW HOA  
BOARD OF DIRECTORS MEETING  
MINUTES  
JUNE 29, 2009  
(Rescheduled meeting of June 25 due to quorum)**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30pm on June 29, 2009 at the Ponderosa Volunteer Fire Station, 21455 Imperial Valley Drive, Houston, TX 77073, and 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.

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

**Homeowners Present**

Homeowners present were as follows:  
Clementine Harrell and Hilda Palomares.

**Security**

Constable Representative was unable to attend the meeting this evening due to a schedule conflict meeting with the MUD 154 Board of Directors.

**Homeowner Input**

Homeowners present did not request to be heard on a specific subject.

**Community Club**

Belinda Shelby reported the June 6 event was well attended and the date for the "Pool Opening/Memorial Day/July 4<sup>th</sup>" seemed to work better into everyone's schedule.

**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.

June 2009 Winners:

15903 Sky Land

16319 North Bend Drive

**ACC**

John Franks was unable to attend the meeting due to vacation schedule conflict; other members of the committee submitted no report.

**Newsletter**

Barbara Franks was unable to attend the meeting due to vacation schedule conflict; no report was submitted to be presented by other members of the committee.

**Website**

No report at this time.

### **Neighborhood Watch**

The Neighborhood Watch Signs have arrived and will be given to the Committee Chairperson. A committee member was not in attendance therefore no report was given at this time.

### **Consent Agenda**

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

Management report	June 29, 2009
Financials	May 31, 2009
ACC Report	May 2009
Deed Restriction Report	May 2009
Minutes	May 28, 2009

### **Owner Correspondences**

#### **15838 Sky Land – request to waive certified fee**

Upon motion made and seconded, the Board of Directors voted to waive the fees as requested by the owner due to mail delivery of initial payment.

Motion passed.

#### **726 North Rock Drive – payment plan extension due to illness**

Upon motion made and seconded, the Board of Directors voted to hold the account for 30 days to allow the owner time to arrange to pay the assessments after her recent illness.

Motion passed.

#### **15906 North Bend Court – waive certified fee**

The Board of Directors tables the review of account for more information from owner file.

#### **16203 North Trail – request to allow 30 – 60 days to correct violation of gutter and Basket Ball Goal –**

The Board of Directors tabled action to drive by home and review violations as well as Gloria Lee to e-mail photographs of the home.

#### **907 Vista Bend Drive- extension until July to send in initial payment and payment plan – also request waive P&I and certified letter fee**

Upon motion made and seconded the Board of Directors voted not to waive the delinquent certified letter notification or the Penalty and Interest at this time. Should the owner make the promised payment in July and maintain the promised monthly payments the Board will again review the request to waive Penalty and Interest but will not review the certified letter fee.

Motion passed.

### **Legal Collection**

#### **Attorney Demand Collection**

The Board of Directors reviewed the accounts currently delinquent.

Upon motion made and seconded, the Board of Directors authorized the accounts, which have been notified of their delinquent status as outlined in the Texas Property

Code, be sent to the association attorney for collection demand processing.

### **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 July meeting to allow time for each Board member to review the homes for compliance.

### **Financial**

Gloria Lee presented the financials as prepared.

### **Street Light Improvements**

No report at this time.

### **Reserve Study**

The Preliminary Report from Reserve Advisors arrived and was included in the packets for the Board of Directors review. No action at this time on the initial report.

### **Community Association Institute Membership**

Upon motion made by Mike Jones, seconded by Belinda Shelby the Board of Directors elected to renew the CAI membership for 2010 as two memberships only, due to the financial status of the association at this time.

### **Texas Legislative Committee Donation**

The Board of Directors tabled the request concerning a donation of \$1.00 per door until the July 2009 meeting to discuss the financial impact on the Association at this time.

### **Monument Repair**

Upon motion made by Mike Jones, seconded by Sharon Hill-Morris the Board of Directors approved the proposal as submitted by NP Signs to make the repairs on the entrance monument at a cost of \$800.00.

Motion passed.

**Adjournment:** There being no further business, the meeting adjourned at 8:35pm.

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