

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
July 30, 2009
(Rescheduled meeting of July 23 due to quorum)**

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

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

Homeowners Present

Homeowners present were as follows:

Clementine Harrell, Sharon Czuja, Mike Levand, Barbara Franks, Silvia Bonilla, Arif Zaheer, Jerrie Yeager, Apolinav Tovar and Stephen Bazunu.

Security

Constable Representative was unable to attend the meeting this evening due to a schedule conflict.

Homeowner Input

Homeowner's present commented on the following:

Patrol of the community and the recent graffiti tags.

Non-residents walking the community were selling Electrical Energy alternatives.

Incidents of break-ins; when the garage door was open or vehicles left unlocked

Damage occurred to the monument signs on North Vista.

The lifeguards are allowing non-resident guest into the pool area and their behavior is unprofessional when working.

Community Club

Belinda Shelby reported next event the committee is working toward, will be the National Night out in October.

Yard of the Month Committee

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

July 2009 Winners:

16006 Northmark

907 North Sky Drive

ACC

John Franks reported there were six (6) applications reviewed in the last 30 days all were approved as submitted. John Franks reported the ACC Guidelines were being drafted and reviewed by the ACC Committee and would present to the Board of Directors when complete.

Newsletter

No update at this time.

Website

Mike Jones stated; there seems to be a lot of activity on the website for the summer, it may be the pool registration and the payment plans the owners are downloading.

Neighborhood Watch

Sharon Czuja brought the Neighborhood Watch Signs for the owners and the Board to review. Sharon Czuja stated the signs are ready to place throughout the community. John Franks requested Sharon Czuja indicates on the copy of the community plat map the locations the committee would like to see the signs placed.

John Franks reported he will try to secure the posts and mounting screws/brackets from the county to mount the signs where there are no poles available for mounting.

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	July 30, 2009
Financials	June 30, 2009
ACC Report	June 2009
Deed Restriction Report	June 2009
Minutes	June 29, 2009

Owner Correspondences

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

The Board of Directors granted the requested made of the owner in Executive Session to hold action on the violation enforcement for forty-five (45) days allowing the owner time to find a contractor to remove the Basketball Goal and repair the front gutters.

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 August meeting to allow time for each Board member to review the homes for compliance.

Financial

Gloria Lee presented the financials as prepared.

Bad Debt Write Off

Upon motion made by Mike Jones, seconded by John Franks the Board of Directors unanimously approved the bad debt write off \$782.35 due to foreclosure on 16318 North Bend Drive.

Street Light Improvements

Gloria Lee reported the streetlight placement request was sent to Centerpoint Energy for eight (8) streetlights.

Centerpoint requested information on the addresses closest to the light placement location on North Vista, North Bend, and Imperial Valley.

Gloria Lee requested clarification as to the location for the lights on Imperial Valley and North Vista as there does not appear to be common area for lighting installation.

The Board of Directors requested one light placed along North Vista to the side of the home located on the corner of North Vista and North Mist (16503 North Mist).

The Board of Directors stated the three (3) lights requested on North Bend are to be placed to the back of the homes on North Bright Drive facing the commercial building Volume International (deter graffiti and vandalism along North Bend Drive).

The Board of Directors requested Gloria Lee follow the request for the streetlights at least weekly and make reports to them on the progress of the request.

Reserve Study

Mike Jones and John Franks reviewed the Preliminary Report. The following are the requests for corrections to the report:

New Photographs of the roof of the pool house as it has been replaced since the initial inspection of the Reserve Advisor

New Photographs of the pool area as the concrete area noted in the inspection photo has been repaired

Update on the pavement replacement for the pool parking lot as Mike Jones estimates the parking lot was repaved after 2003, does not know the exact date. Reserve Advisors estimated the paving complete in 1993-1996.

Texas Legislative Committee Donation

Upon motion made by Sharon Hill-Morris, seconded by Belinda Shelby the Board of Directors unanimously approved \$300.00 donation to TLAC for work performed during the 2009 Legislative Session.

Monuments

The Board of Directors requested research into the possibility of placing an events board sign on the property of the adjacent community (Willow West/North View West) located on North Vista and North Meadow. The communities Reserve C, which currently has a small community events board not associated with North View, is the location the Board would like to explore. John Franks will speak to one of the Board of Directors members about possibly leasing a portion of the Reserve for the sign.

The Board of Directors would also like to look at options of sign size and placement areas on Imperial Valley and North Bend or North Bend and North Vista.

Gloria Lee explained the Harris County sign policy would only allow one sign per community on a specific street, per the conversation with the inspector. The two signs the community placed in 2007/2008 are the only signs permitted for North View.

Gloria Lee will research the options for the Events Board Sign and request in writing the denial as to location, size etc. after the Board of Directors reviews the placement and size.

Curb Numbers

Upon motion made by Sharon Hill-Morris, seconded by Belinda Shelby the Board of Directors voted to research the placement of curb numbers for all home in the community for uniform placement and safety of residents.

Motion passed.

Currently there are many homes in the community where the address is not on the mailbox, home or the curb making it difficult for emergency vehicles to locate the address should the need arise and identifying addresses for reporting of incidents (the Constable dispatch will often request the closest address to a reported incident).

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.

Association Representative

Gloria Lee, CMCA®, AMS™
Recording Secretary