

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
August 27, 2009**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30pm on August 27, 2009, 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, Belinda Shelby and John Franks, absent Vincent Eleri.

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

Homeowners Present

Homeowners present were as follows:

Edenia Tovar, Michael Levand, Carlos Hernandez, Barbara Franks, Alex Loville, Lynda Green, Karla Harris, Jean Nelson, Eric Garcia and Sharon Czuja.

Security

Sgt Wayne Schultz presented the status report of June-July 2009 as to incidents reported or activities within MUD 154 jurisdiction.

Homeowner Input

Homeowner's present commented on the following:

Drug activity in the center along I-45 and North Vista

A reported incident of an armed robbery of an owner – owner stated someone had left a note on all the doors advising him or her to be careful and to be aware of their surroundings as they were robbed at gunpoint.

Dee Restriction correspondences sent, regarding pots and plants; which are within the county right of way.

Dogs running loose in the community killing cats and attacking small animals

Community Club

Belinda Shelby reported the committee has been working on the three remaining events for 2009:

National Night Out – October 6, 2009

October Fest – October 24, 2009

Holiday Caroling – December – date to be determined

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.

August 2009 Winners:
15810 Landview
16227 North Trail

ACC

John Franks reported there were five (5) applications reviewed and approved and there are two (2) applications pending submitted to the committee.

Newsletter

Barbara Franks reported the newsletter is in production and almost complete the committee needed the dates for the remainder of 2009 to complete this edition. Sharon Hill-Morris stated she needed to review the draft as she had additional articles to insert.

Website

No update at this time.

Neighborhood Watch

Sharon Czuja stated; the request was made to Harris County Precinct 4, Maintenance, to have the Neighborhood Watch signs placed on various street light poles in the community. The County has agreed to place the signs; their only request is to have them delivered to the Humble dispatch location.

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	August 27, 2009
Financials	July 31, 2009
ACC Report	July 2009
Deed Restriction Report	July 2009
Minutes	July 30, 2009

Financial

Gloria Lee presented the financials as prepared.

Street Light Improvements

Upon motion made by Sharon Hill-Morris, second by John Franks the Board of Directors unanimously approved the proposal as submitted by Centerpoint Energy in the amount of \$2,986.00 for an additional eleven (11) 100 watt street lights.

Reserve Study

Gloria Lee requested to follow up with Reserve Advisors on the final version of the Reserve Study. John Franks will assist Gloria Lee with taking photographs of the roof and the pool area for the update information and photo display.

Monuments

The Board of Directors reviewed the suggested Events Board Monument layout as provide by NP Signs. The Board would like to modify the stucco monument, which has the height they would like to be modified in appearance to resemble the brick veneer.

Curb Numbers

The Board of Directors reviewed the proposal as submitted by Curb Numbers for \$4,945.20 for 634 homes to have the address placed on the curb.

The Board of Directors tabled the decision at this time until the 2010 Budget has been set to better determine the financial condition of the community.

Shade Structure – Playground

The Board of Directors reviewed the play structure cover proposal as prepared by USA Shade for the replacement of the shade canopy over the play equipment after Hurricane Ike. The insurance carrier will only allow the cost of the original shade structure, leaving approximately \$16,000.00 as a balance of non-coverage.

The Board of Directors tabled the decision until more information can be obtained as to time for placement and guarantee.

Irrigation Specifications Park/Pool/Tennis Court Reserve

John Franks submitted the proposed specifications for the irrigation installation in the pool and park area. The Board of Directors requested the specifications sent to Summit Landscaping for review and proposal. John Franks will research additional contractors to solicit for proposals on the installation of the irrigation system.

National Night Out

Upon motion made by Sharon Hill-Norris, second by John Franks the Board of Directors unanimously approved the request for ten (10) signs and one (1) banner as submitted by Belinda Shelby for the National Night Out advertisement.

Executive Session

Legal Deed Restriction

Attorney Demand Compliance

The Board of Directors reviewed the photographs and discussed the history of the accounts that have failed to correct the violation within the last three notices sent.

These accounts have received the proper notification as required in the Texas Property Code 209 and should request a hearing within 30 days or correct the violation to avoid attorney action.

106 Northside	15823 North Bend Drive	15926 North Place
15934 Sky Land	16007 North Sky	16034 Aramis
16214 North Bend	16214 Villa Del Norte	16306 North Bend
16318 North Bend	16403 North Mist	16410 Villa Del Norte
16418 North Cross	16418 Villa Del Norte	16419 North Cross
16426 North Mist	502 North Rock Drive	506 North Rock Drive
506 Northaire	534 Northaire	607 Northaire
619 North Vista	619 Northlawn	715 Northaire
819 Vista Bend	907 Garden Land Ct.	

Upon motion made and seconded, the Board of Directors authorized the following accounts for legal demand action due to existing violations:

707 Northaire Drive	706 Northaire	703 North Sky
602 North Sky Drive	423 North Rock Drive	16307 North Trail
16015 Northmark Drive	16011 North Sky Court	16006 North Sky Court
15926 North Bend Drive	15819 North Bend Drive	1006 Northside Drive

Hearing Request

16006 North Bend Drive – Thomas Green – painting of home

Mr. Green failed to appear before the Board of Directors to discuss the violation, as per his request.

Mr. Green sent in another request for Architectural Control Approval for painting of his home. The Architectural Control Committee denied the application for color selection Red Caboose, Golden Crust and Plaster of Paris.

Upon motion made and seconded the Board of Directors unanimously voted to send the account to the Association attorney for violation enforcement if the home is not painted within 30days with either the approved color, Eggshell White, as submitted October 2006 or the approved color, CC25 Willy Willow / CC27 Duncan's Delight / CC26 Agmg Gracefully as submitted September 2008.

Hearing Request

606 North Sky – Green, Linda – payment plan

Ms. Green appeared before the Board per her request of June 29, 2009 to discuss the possibility of a payment plan on the outstanding balance of \$1,439.31. Ms. Green stated she has completed most of the paperwork as it pertains to the death of her mother, but she has not worked in a few months so she has been unable to pay. Ms. Green stated she hoped to pay something in October 2009 and to pay the balance in full on or before the 2010 Assessment is billed.

Ms. Green is three years delinquent in her assessments plus cost associated with the collection of the assessments, penalty and interest.

Upon motion made and seconded the Board of Directors unanimously voted to request payment in four monthly installments to begin no less than 30 days from September 1, 2009 with each payment due thereafter November 30, December 30 and the final payment, not inclusive of 2010 Assessments, due January 30, 2010.

Adjournment: There being no further business, the meeting adjourned at 9:05pm.

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