

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
OF THE NORTHMEAD VILLAGE COMMUNITY ASSOCIATION, INC.
HELD ON JANUARY 24, 2018, AT 6:00 AT THE COPPERFIELD COMMUNITY CENTER
LOCATED AT 15409 WILLOW RIVER, HOUSTON, TEXAS 77095

BOARD DIRECTORS PRESENT

Joni Silva
Sharon Malkovicz
Joanne McIntyre
Helen Nixon

DIRECTORS ABSENT

Tony Ashford

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:00 PM. Tracy Graham, the managing agent from Graham Management was in attendance.

EXECUTIVE SESSION

Homeowner Hearings:

There were no hearings.

Legal Action:

The Board discussed the legal collection status report. Specific instructions were given to the attorney on how to proceed with certain cases. Several new cases were approved for proceeding with a lawsuit after the 2018 assessments are delinquent. Several homes were approved for legal action concerning deed restriction violations.

ADJOURNMENT

The Executive Session was adjourned at 6:15 PM.

OPEN SESSION

CALL TO ORDER

President Joanne McIntyre called the meeting to order at 6:15 PM. Tracy Graham recorded the minutes.

DECISIONS MADE IN EXECUTIVE SESSION

The decisions made in executive session were announced.

ACTIONS TAKEN OUTSIDE A BOARD MEETING

A list of actions taken outside a board meeting is attached.

IN ATTENDANCE

There were no homeowners in attendance.

HOMEOWNER FORUM

There was no homeowner forum.

APPROVAL OF MINUTES

The minutes from the meeting held on September 27, 2017 were approved as corrected.

FINANCIAL REPORT

The Board discussed the year-end financial reports. The reports were accepted as presented. A new account called "Contingency" will be added to the balance sheet and \$75K deposited into that account and the balance of \$25K will go into the reserve account. The funding will be used from the budget reserve allocation for 2017 and the unspent money in the 2017 budget. A couple of expenses will be recoded.

MANAGEMENT REPORT

A bid was pool resurfacing, and replacement of the tile and coping stones. The Board voted to approve the bid from Pools by Dallas and ask him to replace all the coping stones. Also, Dallas will be asked to check the expansion joins at the outside entrance to the pool gate.

Bids were presented for painting the iron fence around the pool and the light posts in the park area. The Board voted to approve the bid from Griffin Fence and asked them to add the balance of the light poles in the park, to the job.

A bid for restriping and power washing both parking lots was approved.

A bid to replace the baby changing station in the restroom was approved.

Several owner letters were submitted with requests for waivers on fees charged. The Board made decisions on the requests on a case by case basis.

COMMITTEE REPORTS

ARC/DRC – There was no report.

CCA Report – It was reported the Easton Commons Commercial Association has withdrawn from the CCA contract and negotiation with the association were discussed. The MUD possibly helping to pay for Copperfield fencing was also discussed.

Pool/Parks – There was no additional report.

Crime Watch – A Deputy attended to discuss recent crime in the neighborhood, such and burglary of a motor vehicle as well as a burglary of a residence. He further informed the board that they are watching the parks to deter criminal activity.

Newsletter/Communication Committee – There was no report.

Social Committee/Events – The Easter Egg Hunt was discussed, and plans were made for the date of 3-24-18. The pool party was also discussed for 6-9-18. Additional guards will be requested for the party. Tracy Graham will forward a check to Joni Silva for the Christmas decorating prize winners.

ADDITIONAL BUSINESS

The Board meeting dates for 2018 were discussed and agreed to.

The upcoming annual meeting was discussed.

Renewal of the Graham Management contract was discussed and approved with some agreed upon changes.

NEXT MEETING DATE

The next meeting date will be March 28, 2018 prior to the annual meeting and at a time agreed upon by the Board.

The Annual Meeting of Members will be held on March 28, 2018 with sign in beginning at 6:30 PM and the meeting beginning at 7:00 PM.

Both meetings will be held at the Copperfield Community Center located at 15409 Willow River Drive, Houston, Texas 77095.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:00 PM.

3/28/18

Joanne McIntyre

DATE

APPROVED

NORTHMEAD VILLAGE COMMUNITY ASSOCIATION, INC.

ACTIONS TAKEN OUTSIDE OF THE BOARD MEETING HELD ON JANUARY 24, 2018, AT 6:00PM AT THE COPPERFIELD COMMUNITY CENTER LOCATED AT 15409 WILLOW RIVER, HOUSTON, TEXAS 77095

PARK IMPROVEMENTS

Tony Ashford and Joanne McIntyre met with the McKenna Construction representative on Friday, November 1, 2017 in the park on Pebble Lake Drive. Based on this meeting, the following upgrades were recommended and approved by the Board:

1. Install 4 new picnic tables, including cement bases, at the park on Pebble Lake Drive.
2. Install two shade structures. One will be installed within the fence and above the benches in the splash pad area the other will be installed above the baby pool in the pool area.
3. Install 3 new BBQ grills in the park on Pebble Lake and 1 new BBQ grill in the park on Sparkling Springs Drive.
4. Install a volley ball net in the park on Pebble Lake Drive.

ADDITIONAL PATROL DURING HOLIDAYS

The Board approved the schedule submitted by Sergeant Lightfoot for the additional patrol in Northmead during the 2017 holiday season.

LANDSCAPING

Due to Pampered Lawns unexpectedly going out of business the Board agreed to use LMS for the landscaping needs through the end of the year. LMS had offered to finish out the Pampered Lawns 2017 contract at the current rate.

The Board voted to accept a proposal from LMS to enhance the Laurel Trail Entrance.

After obtaining 3 bids for 2018 landscaping maintenance, the Board voted to accept the bid from LMS.

DECEMBER BOARD MEETING

Due to scheduling difficulties a regular meeting of the Board could not be planned for December at the community center. The Board decided that a meeting would be held at Carrabba's on December 6, 2017, however it would not be a board meeting, but rather a planning meeting to discuss the 2018 schedule and upcoming projects.