

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE
NORTHMEAD VILLAGE COMMUNITY ASSOCIATION, INC. HELD ON MAY 25,
2016, AT 6:00 AT THE COPPERFIELD COMMUNITY CENTER LOCATED AT 15409
WILLOW RIVER, HOUSTON, TEXAS 77095**

BOARD DIRECTORS PRESENT

Sharon Malkovicz
Joanne McIntyre
Tony Ashford
Helen Nixon
Joni Davis

DIRECTORS ABSENT

IN ATTENDANCE

A list of owners in attendance is attached. Deputy Vasquez and Deputy Dixon from the Harris County Sheriff's Department and Tracy Graham, the managing agent from Graham Management were also in attendance.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. Tracy Graham recorded the minutes.

APPOINTMENT OF OFFICERS

The board made a motion that was seconded and passed to appoint the following officers: Joanne McIntyre – President, Helen Nixon – Vice President, Tony Ashford – Treasurer and Secretary, and Sharon Malkovicz and Joni Davis – Directors.

The following Committee heads were appointed:

ARC – Graham Mgmt. and Helen Nixon, Pool/Parks – Joanne McIntyre and Sharon Malkovicz, CCA – Sharon, Social Committee – Joni Davis, Communication – Joni Davis and Elizabeth Mitchell.

HOMEOWNER FORUM

No homeowners addressed the Board.

APPROVAL OF MINUTES

The minutes from the previous meeting were approved.

FINANCIAL REPORT

The financial reports were reviewed. Checks were signed. It was reported that the 2016 assessments are 90% collected. The recent updates to the common area they were paid for from the operating account will be capitalized and reimbursed from the reserve account.

MANAGEMENT REPORT

- The splash pad update was discussed and should be open by June 15. There was a concern expressed about drainage that will be investigated. The fence behind the splash pad needs repair. The Board agreed on rules for the splash pad and two signs will be made and posted indicating the rules.
- The color wheel indicating approvable colors for Northmead was discussed. The samples at the Sherwin Williams store and the samples from the clubhouse were missing. Tracy Graham informed the board that the missing color wheels had been replaced at both locations.

- A certified letter will be sent to the owner of the strip center at Highway 6 and West Road inquiring about the status of the improvements.
- Tracy Graham will send someone out to paint the recently repaired fence behind the strip center at West Road and Highway so it matches the rest of the fence line.
- A letter was reviewed by an owner concerning rocks placed in her yard. The board reviewed the letter and photos and voted that the rocks must be removed within 30 days.
- The Board voted to allow owners delinquent in payment of their assessments to use the pool if they are on a payment plan and if at least 3 of the 4 payments have been made.
- The community garage sale will be October 15.
- The recently relocated flag pole will be checked for proper lighting.

COMMITTEE REPORTS

CCA – Sharon reported that common fences will be repaired and the median beautification was planned. In addition, the CCA expects to have a budget by September.

Pool/Parks – The upcoming pool party to be held June 25 from 11am-2pm was discussed. The Board voted to install signs prohibiting open carry at the pool and splash pad. The pool contract was reviewed and some corrections to the contract were requested. The board approved the addendum for Sweetwater Pools to maintain the splash pad as well. The Board requested a good head count be provided in September with weather notations so the board can monitor the usage. Elizabeth will add swim class information to the newsletter.

Crime Watch – The crime watch meeting was discussed. Tony discussed recent issues on the neighborhood and discussed the vacation watch program that owners can use while on vacation.

Newsletter/ Website – Elizabeth discussed an article she prepared for the newsletter. The process for article approval by the board, prior to publishing, was discussed. \

The content on the website was discussed. The board agreed to add the 2016 minutes to the site.

LEGAL REPORT – The board vote to pursue foreclosure on several unpaid owners at a meeting in May. The accounts were ratified and foreclose action will begin.

ADDITONAL BUSINESS

The board discussed the need for additional volunteers for movie night and yard of the month/Christmas decorating contests.

The board will meet in executive session from 6pm to 6:30pm. At 6:30pm the meeting will be opened to the homeowners in attendance.

NEXT MEETING DATE

The next meeting date will be July 27, 2016, at 6:00pm at the Copperfield Community Center.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned.

7/27/16

Joanne McIntyre

DATE

APPROVED