

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
OF THE NORTHMEAD VILLAGE COMMUNITY ASSOCIATION, INC.
HELD ON JULY 26, 2017, AT 6:00 AT THE COPPERFIELD COMMUNITY CENTER
LOCATED AT 15409 WILLOW RIVER, HOUSTON, TEXAS 77095**

BOARD DIRECTORS PRESENT

Tony Ashford
Joni Davis
Sharon Malkovicz
Joanne McIntyre
Helen Nixon

DIRECTORS ABSENT

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 and Deputy Gunter were in attendance.

Due to obligations in the neighborhood the Board met with Deputy Gunter prior to executive session. Deputy Gunter discussed crime and other activities in the neighborhood.

EXECUTIVE SESSION

Called to Order at 6:10 PM

Homeowner Forum

There were no hearings.

Homeowner Letters

There were several requests presented asking for waivers of fees owed. The Board reviewed all requests and made decisions on a case by case basis.

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 a lawsuit and several new deed restriction items were approved for legal action.

ADJOURNMENT

The Executive Session was adjourned at 6:30 PM.

OPEN SESSION

CALL TO ORDER

President Joanne McIntyre called the meeting to order at 6:33 PM. Tracy Graham recorded the minutes.

DECISIONS MADE IN EXECUTIVE SESSION

The decisions made in executive session were announced.

IN ATTENDANCE

Sandy Polanis, Tim Kulbow, Luis and Dorien Hernandez, Teresa Prather, Dora Serchion, Christina Carr, and Lynce and Will Lucas.

HOMEOWNER FORUM

There was some general questions and comments about recent incidents in the community, questions about stray cats in the neighborhood, issues at the pool and how they should be handled, coyote sightings near the neighborhood, grilling at the pool area, and drinking at the pool. The Board advised those in attendance that they were aware of a recent incident at the pool and had discussed it with Sweetwater Pools, the pool management company. Sweetwater Pools was taking actions to better train the guards on how to handle similar incidents in the future.

APPROVAL OF MINUTES

The minutes from the meeting held on May 24, 2017, were approved as corrected.

FINANCIAL REPORT

The Board discussed the financial reports. The 2017 fees are 95% collected. A preliminary 2018 budget was presented and will be discussed at the next meeting. The audit was presented but tabled until next meeting. Tracy Graham will inquire about audit adjustments.

MANAGEMENT REPORT

A request was made to the turn the signs for “Children at play” to face Pebble Lake. Tracy Graham will check into the signs.

A bid was approved to replace the storage room door. The keys to the small door don't work. Sandra will be asked to re-key it.

A new coke machine vendor will be obtained to service the pool.

Tracy Graham will check with Susan Bartos about the next garage sale date.

A new portal option was discussed. Security is a concern. Tracy Graham will investigate further.

COMMITTEE REPORTS

ARC/DRC – No Report

CCA Report – It was reported that the Commercial Association will be withdrawing from the CCA. It was also reported that repairs to the CCA fence along West Road will begin August 14. The issues with WCA's billing and trash pickup was discussed.

Pool/Parks –The Board discussed the splash pad shade cover and the location of the legs. The existing shade cover located in the pool area will be cleaned, two wobbly fans repaired, and the pool house will be checked for termites.

Crime Watch – Recent crime was discussed. Tracy Graham will ask the Sargent if there are off-duty deputies available to work extra jobs in Northmead during the Thanksgiving, Christmas and New Year's holidays.

Newsletter/Communication Committee – There was no report.

Social Committee/Events – The Board discussed the upcoming movie night. Tracy Graham will check with Chic Fil A to see if anything can be donated.

ADDITONAL BUSINESS

There was no additional business.

NEXT MEETING DATE

The next meeting date will be September 27, 2017, at 6:00pm, at the Copperfield Community Center, with executive session beginning at 6:00 pm and open session beginning at 6:30 PM.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:30 PM.

9/27/17

Joanne McIntyre

DATE

APPROVED