

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
OF THE NORTHMEAD VILLAGE COMMUNITY ASSOCIATION, INC.
HELD ON JULY 27, 2016, AT 6:00 AT THE COPPERFIELD COMMUNITY CENTER
LOCATED AT 15409 WILLOW RIVER, HOUSTON, TEXAS 77095**

BOARD DIRECTORS PRESENT

Joni Davis
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. Due to illness there was not a representative from Graham Management. Joanne McIntyre recorded the minutes.

EXECUTIVE SESSION

Homeowner Hearings:

The owner of the property located in the 8600 block of Laurel Trails appeared to appeal the Board's decision to allow rocks around a tree in their front yard. The Board advised the owner that they would inspect the property and that the owner would be receiving a decision from the management company regarding the appeal as soon as possible.

Homeowner Letters:

Letters received from homeowners were reviewed.

- One letter requires additional information from the management company. The Board will request the additional information on July 28, 2016.
- A request to remove a certified letter fee was denied.

Legal Action:

The Board discussed the legal collection status report. The Board is in need of additional information on several accounts prior to making decisions. A request for the information will be sent to the management company on July 28, 2016.

ADJOURNMENT

The Executive Session was adjourned at 6:32 PM.

OPEN SESSION

CALL TO ORDER

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

DECISIONS MADE IN EXECUTIVE SESSION

The decision made in executive session was announced.

IN ATTENDANCE

Deputy Dixon, Lynn Henrion and Jennifer Ensey.

HARRIS COUNTY SHERIFF PATROL

Deputy Dixon discussed current crime related activity in the neighborhood and fielded questions from the Board regarding nuisance abatement of a stored vehicle on Lake Crystal Drive and a boat parked in the street on Greenleaf Lake Drive.

HOMEOWNER FORUM

Ms. Ensey discussed with the Board the possibility of offering water aerobics classes at the pool. After a brief discussion regarding the logistics the Board advised Ms. Ensey that they would consult with their pool management company for advice before making a decision. The Board expected to have the information and a decision conveyed to Ms. Ensey within a week to 10 days.

APPROVAL OF MINUTES

The minutes from the meeting held on May 25, 2016 were approved with the corrections conveyed to Graham Management in an email from Ms. Davis on July 20, 2016.

FINANCIAL REPORT

The Board discussed the current financial reports. The reports were accepted as presented. A preliminary budget will be prepared prior to the September 28, 2016 Board Meeting.

MANAGEMENT REPORT

The Board agreed that proposals should be obtained for installing security cameras in the park on Pebble Lake Drive. Board will convey this request to the management company on July 28, 2016.

The Board discussed the improvements recently made at the park on Pebble Lake Drive. Confirmation that the card reader at the entrance to the splash pad gate from the park had been installed is needed. Someone on the Board will inspect and report back. The Board also agreed that prior to making the final payment on the splash pad that a final walk through was needed. Some landscaping and maintenance items resulting from the construction at the park on Pebble Lake Drive was noted as being needed.

The Board discussed the possibility of adding some landscaping around the splash pad. The Board will ask the management company to obtain a proposal from Pampered Lawns.

COMMITTEE REPORTS

ARC/DRC – No Report

CCA Report – Ms. Malkovicz advised the Board that the CCA had a budget workshop scheduled for September 11th and would be presenting a preliminary budget at the September 15, 2016 CCA Board Meeting. The Board also discussed the lack of landscaping in the esplanade close to the Sears center on Highway 6. Ms. Malkovicz will get an update from SCS Management and share the information with the rest of the Board as soon as possible. The status of the replacement of the fence on West Road was also discussed.

Pool/Parks – The Board discussed several problems that have been experienced at the pool. A list will be put together and forwarded to the management company so that Sweetwater Pool can address the problems. The Board also discussed the pool rule signs and the possible need to update them.

Crime Watch – No report.

Newsletter/Communication Committee – The Board made some suggestions on ideas for future newsletter articles, with the emphasis being on Association related matters.

Social Committee – The Board discussed planning a Movie Night in the Park. Ms. Davis will seek volunteers to help organize and volunteer at the event. If she is successfully able to find enough volunteers the event will be scheduled for Saturday, November 5, 2016. An update on the status of the event will be needed by September 1, 2016 in order to proceed.

ADDITIONAL BUSINESS

There was no additional business.

NEXT MEETING DATE

The next meeting date will be September 28, 2016, 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 8:45 PM.

September 28, 2016

Joanne McIntyre

DATE

APPROVED