

Northbrook Property Owner's Association  
Board & Member Meeting  
February 17, 2009

- A. Members present
  - a. District 1 – Larry Odensky – present
  - b. District 2 – Nancy Strait – present
  - c. District 3 – Robert Moore – present
  - d. District 4 – Rebecca Schiff – not present
  - e. District 5 – Mark Preslock – present
  - f. District 6 – Christine Aguilar – present
  - g. President – Nathan Moore – present
  - h. Vice president – Britt Hutchison – present
  - i. Treasurer – Ellen Ignatow – present
  - j. Secretary – Shannon Hawkins – present
- B. Meeting Agenda
  - a. Meeting was called to order at 704pm
- C. Approved 2009 January minutes
  - a. This was approved via Board email
- D. Financial report
  - a. Ellen handed out the financial report
  - b. Ellen also handed out a well-rounded budget for 2009. This budget was made using several sources. We have \$20,000 in surplus. \$5,000 has already been used for Thor. Additional expenses including pool resurfacing will likely use all that money and more.
  - c. Assessments are coming in. The reminder assessment bills with interest will go out Feb 20.
  - d. We are getting a bill for trash can from the City of Houston.
- E. Old Business/Update
  - a. Thor Electric has agreed to complete conduit problems in greenway in March
    - i. He will also need to replace two greenway light bulbs. Britt will be in contact with him this week.
  - b. We have signed our 2009 greenway maintenance contract with Cruz Lawn. The amount increased by \$700. Cruz will now trim the grass and hedges at the condos on Bob White @ Creekbend.
    - i. We have used them for 2 years. They have been very accommodating.
    - ii. The Anderson's yard is being cut by Nathan Moore and another neighbor.
    - iii. Ms. Bordman has moved to Washington and "given the house back to the bank", but the bank doesn't yet realize this. Her yard will need mowed in the future.
    - iv. We need to assess which homes are vacant and need Cruz to mow. We will not get this money back.
    - v. A motion was made that the President or Vice President can approve funds for cutting lawns by Cruz that are vacant. This was seconded, voted upon, and passed.
  - c. Standing water problems in greenway (to complete March/April)
    - i. Mark Preslock is following up with the City to see if City or NPOA responsibility.
    - ii. Mark has called 311 and gotten no response.
    - iii. We would like to get the City to fill these in as they are over sewer lines.
  - d. Trash
    - i. City has given out citations for violations. Information and links are on our website. City has posted a change for heavy trash collection.

- ii. Mr. Chow has a large mountain of trash in his yard. Mr. Chow is renting the house. 11014 Bob White – Alyce made a note to this mountain of trash. They do not have a trash can since it is a vacant house.
    - iii. Mark suggested that you can drop off trash at the dump with a water bill.
  - e. NPOA fences
    - i. NPOA has received a check from the insurance company for storm damages.
    - ii. Britt and Nathan are getting quotes for repairs.
  - f. Update on graffiti removal
    - i. 6219 Portal has graffiti that needs to be removed. Britt and Nathan will look into this.
    - ii. There is graffiti on the greenway near Nathan's house.
    - iii. One of the Northbrook entry signs needs fixed as well.
    - iv. Nathan and Britt will look into Braes Oak district assistance in this.
  - g. Update on deed restriction violations for fence issues
    - i. We have sent out 33 letters. We have had 10 repaired. Britt will do a walk through this week to see if there are others that have been repaired. Mark will walk with Britt. Second letters will go out after the walk through.
    - ii. One of the apartment complexes near Bob White has fixed their fence and is contacting us for compensation. It is our fence. Larry Odensky believes we should pay for half. Nathan will talk to them and negotiate. They said it cost \$1000 for 50 feet of fence. Ellen thought that price was a little high.
    - iii. Ms. Adams 6215 Hummingbird had a neighbor repair a fence and damage the electrical wires going to her house. She now has no power in portions of the house. There was a long discussion on who has responsibility to fix the problem. Her neighbor is uncommunicative. Larry recommended calling Center Point Energy. 6219 Hummingbird had the fence repaired between the houses. Nancy recommended taking the neighbor to small claims court. Larry brought up the notion of shared fence.
  - h. Update on deed restriction violations mentioned at Jan 2009 meeting
    - i. 6211 Rollingbrook – large dog in front yard -- Nancy will look into this. Britt will look into this being an eye sore. Robert recommended contacting the SPCA regarding potential for abuse.
    - ii. Mechanic shop in driveway – 6218 Bankside – possible sale at that house. Ellen will look into this.
- F. Additional help needed to assist NPOA
  - a. Pool. The pool needs some minor repairs and updates including resurfacing and drain safety. We need a committee to help get contractor bids and to help follow through with this project.
    - i. Nancy will look into maintenance contracts and repairs as needed. We are updated with license through Aug 2009.
    - ii. We are in compliance due to the grandfather clause. Once we do repairs, we will lose our grandfather clause and we will need additional repairs. Nancy and Nathan will communicate on this.
  - b. Clubhouse. The clubhouse needs renovated, but it first needs some structural repairs. We need a committee to help get contractor bids and to help follow through with this project.
    - i. There is flooding due to the decking and structural problems. Britt and Nathan will be looking into this.
  - c. Newsletter. We need help with the newsletter. We need volunteers to write monthly columns, compile/format, proofread, and print. We need some to be hand delivered. We need someone to help find new contractor sponsors and keep existing sponsors.

- i. We need someone to submit ideas for columns. Nathan is the self appointed editor in chief, but would gladly relinquish this duty.
  - d. Directory. We have a majority of home owners information for the directory. We are looking for someone that knows Microsoft Access and would like to help update out old 2005 file.
  - e. Pool opening party/national night out
  - f. Yard of the month selector
    - i. A motion was made to select yard of the month March through Dec for a \$25 Lowes gift card. This motion was seconded, voted upon, and passed.
    - ii. Robert will do yard of the month
- G. New Business/Committee Reports
  - a. Deed restrictions (Britt Hutchison & Nathan Moore)
    - i. Mr. Henderson at Creekbend and Albury did not submit something to the Board regarding his new addition. He is concerned that someone from our neighborhood contacted the City of Houston regarding lack of appropriate building permits. The Board did not know who called.
    - ii. Britt explained that Mr. Henderson needed to submit plans to the project prior to beginning the project.
    - iii. Mr. Henderson asked what his repercussion for not submitting the plans. A long discussion ensued.
    - iv. The Board believes the addition will be nice. However, we explained to him that getting approval to build will protect him from further legal action from NPOA regarding deed restriction violations. Chris reinforced that each house must have a 2 car garage.
  - b. Security/Trash (Mark Preslock)
    - i. Security is looking good. We have had several car break ins.
  - c. Trash (311)
    - i. Christine updated us on recycling. There is a pilot program in Westbury and when that is completed, recycling will begin again. We are on the list.
  - d. Pool Maintenance – covered above
  - e. Greenway maintenance – covered above
  - f. Clubhouse rental – covered above
  - g. Hospitality/Social – covered above
  - h. Newsletter ideas – covered above
- H. The meeting was adjourned at 807pm