

NPOA Member & Board Meeting Minutes
June 16, 2009

A. Members present

- a. District 1 – Larry Odensky – not present
- b. District 2 – Nancy Strait – present
- c. District 3 – Robert Moore – present
- d. District 4 – empty
- e. District 5 – Mark Preslock – not present
- f. District 6 – Christine Aguilar – present
- g. President – Nathan Moore – not present
- h. Vice president – Britt Hutchison – present
- i. Treasurer – Ellen Ignatow – present
- j. Secretary – Shannon Hawkins – present

B. Approve May Minutes

- a. These were approved via email
- b. The meeting was called to order at 7:02pm.

C. Financial Report

- a. 2009 report was handed out.

D. Old Business/Updates

- a. Standing Water problems in greenway
 - i. Cruz Lawn will be adding fill and grass behind the Linares house. This will be a trial run to see if the grass grows and ponding stops.
 - ii. 6118 Hummingbird got some dirt behind the house. Cruz Lawn is doing it little by little if they have extra dirt.
 - iii. We are waiting until this little drought is over to plant grass and proceed with this project.
 - iv. Areas behind 6115 & 6118 Vicki John, 6200 Claridge estimated \$3000.
 - v. Additional areas needed as well, need to add to 3-5 year projection.
 - vi. Proper drainage solutions will also be looked into.
- b. Landscape in front of clubhouse has been cleaned up. Still working on date to plant some new flowers and plants.
- c. Exterior painting of clubhouse. Looking into other clubhouse repairs, put on hold until later date.
- d. Deed restriction violations for fence issues, Britt & Mark will walk greenways late June to verify fences. We have not had time to look at fences the last two months, but noticed some updates.
- e. 3 Cat traps were purchased and set on private property for testing. No cats have been trapped. Once we trap a cat and get a positive response from BARC we will place them in greenways.
 - i. Lisa would like one for her house. A neighbor got his own trap but found that cats are smart. He caught one and turned it over to a catch and release program in Tomball.
- f. Pool Opening Party had a decent turn out and several people enjoyed the pool. Possibly thinking of opening the pool a week earlier so party is not on a holiday weekend. This may help with better neighbor turn out. We may also incorporate Lemonade Day into this as well.
 - i. There are some people who are still climbing the fence. We discussed putting tar or oil on the fence to fix this.
 - ii. Delia said there was a portion of the fence that had been bent so that a slender person could fit through. She has told Mark about this. Delia also ran some kids off that didn't have pool cards. This year has been quiet for the pool. Delia also enjoys swimming in the morning.
 - iii. The pool is definitely being used.
- g. No one has stepped up to be District 4 Representative. Shannon will send out an email.
- h. The greenway gates have had the holes widened to help with locking doors.
 - i. The Vicki John and Bankside gates are already having problems.

E. New Business

- a. Greenway gates were modified for better locking of deadbolts. We still have a problem with finding them unlocked. We need more neighbors to check the gate on their street.

- i. Britt clarified that certain gates are unlocked for the meeting. The pool door is not unlocked. Those without keys must ring bell.
- b. Pool has been going well. There have been a few problems with people jumping fences and people there after hours. Neighbors have been diligent about calling the board and also non emergency HPD. One solution is to raise height of surrounding fence to prevent climbing. Options need to be looked into now for implementation next year.
- c. Deed Restrictions for late June will be unkempt yards and visible trash. Need help with driving through neighborhood one day to make list of homes in need of letters.
 - i. Cans visible from street are not allowed.
 - ii. District Representatives will walk their districts and see who is in violation. Delia will do District 4. They will also look for unkempt yards.
 - iii. These will be nice letters.
 - iv. Shannon will send out an email regarding were to keep cans.
 - v. The empty lot on Albury needs mowed. He has been sent a letter.

F. New Business/Committee Reports

- a. Deed Restrictions (NPOA Board, Britt Hutchison & Nathan Moore)
 - i. A question was raised about the property on Creekbend and the progress.
 - ii. Multiple questions were raised regarding how to calculate percent brick.
 - iii. Nancy raised the issue that many homes are not greater than 50 percent brick.
 - iv. Britt will submit everything to the attorney. He will get with Ellen prior to this to make sure things are handled appropriately.
- b. Security/Traffic (Mark Preslock)
 - i. Mark is concerned about unlocked gates. Neighbors need to check the gates.
 - ii. Bradley will check the gates around the clubhouse.
- c. Trash (311)
 - i. Heavy trash/junk waste is tomorrow.
- d. Pool Maintenance (Britt Hutchison & Nathan Moore)
- e. Greenway Maintenance (Britt Hutchison & Nathan Moore)
- f. Clubhouse Rental (Lisa Lowenstein)
 - i. We've had quite a few rentals. She hasn't heard any complaints for noise. The only problem is trash clean up. The door bell is a great addition.
 - ii. We need to come up with a list of cleaning supplies that are provided and a check list of what the renter is responsible for.
 - iii. There was a question regarding how many people can be in the clubhouse. We need to say how many people can be in the clubhouse. A fire marshal number. We also need to decide how many people can come using one pool card. We will look for any guidance into this number. We will look at what other communities do. Lisa will call and ask our insurance company how many people are allowed at the pool at one time.
- g. Hospitality/Social (Sue Maguire & Shirley York)
- h. Yard of the month (Robert Moore)
 - i. Pat Gana was yard of the month.
- i. Directory, we have a majority of home owner information for the directory. Dottie Ward has volunteered to give it a try. We will try a get Dottie the data soon.
- j. Newsletter, Propose publishing the 2009 newsletters the first weeks of (July, September, and November).
 - i. Monthly Columns. (Mark Preslock, Security. Delia Cowles, Deed Restrictions. Britt Hutchison, Current NPOA events and Trash. Robert Moore, yard of the month) a due date for articles needs to be determined.
 - ii. Proofread & Print. Britt & Shannon.
 - iii. E-mail most newsletters. District reps to hand deliver to neighbors without e-mail.