

Northbrook Property Owners Association

Board & Member Meeting Minutes

Tuesday, November 18, 2008

1. Board Members Attending:

Sheldon Isman, President
Stephen Haslam, Vice-President
Ellen Ignatow, Treasurer
Shannon Hawkins, Secretary
Nathan Moore, District 1
James Tisdale, District 2 – not present
Pat Gana, District 3
Britt Hutchison, District 4
Mark Preslock, District 5

Dan Smith, District 6 – not present

2. Committee Chairs Present:

NPOA Board, Deed Restrictions
Shirley York & Sue Maguire, Hospitality
Mark Preslock, Security & Traffic
Pat Gana, Trash
Victoria Linares, Northbrook Young Adult
Association Liaison – not present
Lisa Lowenstein, Club House Rental

3. NPOA board and member meeting

The board & member meeting was called to order at 702pm after refreshments. We didn't hold a member meeting.

A. Approve Oct Meeting Minutes

- a. Minutes were approved.

B. Fence Project

- a. NPOA wants to thank Mark Preslock, Dan Smith & Nathan Moore for taking the responsibility of the new fence project, including handling the negotiations with the vendors, evaluating the bids and determining the best way to complete the fence project.

C. Hurricane Ike Clean Up

- a. Sheldon has gone through the neighborhood to look at fences. These are fences that abut the greenways. Sheldon gave a list of homes.
 - i. 10918 Bob White
 - ii. 6107 Sanford
 - iii. 6111 Sanford
 - iv. 6127 Sanford
 - v. Empty lot 6115 Sanford
 - vi. 10710 Bob White
 - vii. 6119 Hummingbird
 - viii. 6203 Hummingbird
 - ix. 6202 Hummingbird
 - x. Numerous fences 10814 - 10626 Bob White backing up to condo's
- b. Additional deed restriction violations were given as well.
 - i. 10827 Albury - sidewalk is always full of dirt and debris, can not safely walk thru.
 - ii. 6103 Bankside sidewalk full of dirt in addition to street.
 - iii. 6211 Creekbend toilet in front of house, may be a planter, but is unsightly and is a deed restriction
 - iv. 6206 Rollingbrook basketball goal in street,, cohen's house ?
- c. Sheldon will give a list to secretary and deed restriction person.
- d. There is a hot water heater in the front yard on Albury. The private company should pick it up.

- e. Fence between NPOA and apartment complex has been completed. Nathan will take a walkthrough to confirm.
- f. Fence is down on Albury.
- D. **Newsletter/Directory**
 - a. We have a few new email addresses. We will still need to send out paper newsletters. We also need to find someone to take over the newsletter and printing it out.
 - b. The district reps will now be responsible for delivering each of the homeowners' newsletters who do not have email access.
- E. **Garage Sale**
 - a. We had 8 neighbors participating per Sheldon Isman's count
 - b. We will have another sale in the Spring.
- F. **Financial Report**
 - a. Ellen passed out a financial report.
 - b. We will still pay November and December to pay for garbage. Ellen said we still have to pay for November trash collection but will be paying it in December. We also have a huge electric bill to pay. We need to find a new electric company at the end of our current contract. We need to find our penalties for ending our current contract early.
 - c. The \$5000 went to the fence.
- G. **Trash**
 - a. New schedule starts Dec 1. They will begin pick up Dec 4. They will pick up overages for no charge. Garbage cans will be delivered Nov 26. There will be a bag with magnet and letter from the City of Houston. Heavy trash is once a month.
 - b. We are still not on the list for recycling since Hurricane Ike has knocked out recycling for Houston. Christine Aguilar will take over the project in Jan.
- H. **December meeting**
 - a. We usually do not have December board meeting. The next meeting will be the third Tuesday in Jan.
 - b. Pat will be hosting the NPOA board holiday party.
- I. **Assessments**
 - a. A motion was made to decrease annual assessments to \$450.
 - b. Discussion ensued regarding why not decreasing the assessments more. We spent money on fences and hurricane clean up. We are in the hole for this year.
 - c. The motion was seconded, voted up, and passed.

Meeting was adjourned at 7:39pm.