

Northbrook Property Owners Association

Board & Member Meeting Minutes

Tuesday, October 21, 2008

1. Board Members Attending:

Sheldon Isman, President
Stephen Haslam, Vice-President – not present
Ellen Ignatow, Treasurer
Shannon Hawkins, Secretary
Nathan Moore, District 1
James Tisdale, District 2
Pat Gana, District 3
Britt Hutchison, District 4
Mark Preslock, District 5 – not present
Dan Smith, District 6 – not present

2. Committee Chairs Present:

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

3. NPOA board and member meeting

The board & member meeting was called to order at 701pm after refreshments.

Ellen brought up a missing fence on Bob White. This will need to be taken care of by the Deed Restriction committee. Sheldon will get in contact with Ellen to get the information.

A. Approve Aug Meeting Minutes

- a. Minutes were approved via email.

B. Greenways

- a. We have cleaned up a lot of hurricane debris. Cruz has taken out 14 major trees for \$6600. We are over budget. This includes trash clean up.
- b. We need to make a decision as to when debris clean up should be taken care of and when it should become a deed restriction violation. Some of these fences are on the greenways and would basically negate the additional security fences.
- c. Ellen suggested Nov 15 as a target date for letters to go out.
- d. A motion was made that hurricane debris and repairs must be made by Nov 15. The motion was seconded, voted upon, and the motion passed.
- e. The District Representatives should notify home owners to get them to fix their fences especially the ones on the greenways.
- f. This will become a priority on Nov 15.

C. Fences

- a. We have some questions regarding a fence between NPOA and one of the apartment complexes.
- b. The question becomes whether it is our responsibility to replace the fence or the management company.
- c. Larry Odensky brought up precedence that we had this issue in the past and that NPOA paid half and the apartment complex paid the other half.
- d. Sheldon clarified that this discussion only applied to common fences. Nathan Moore will contact the apartment complex, get the bids, and get the deductible.

D. Debris clean up

- a. Sheldon has contacted Clutterbuck's office regarding debris removal. The City of Houston has completed their 2 passed and will no longer be picking up material.
- b. Many people will say that it is FEMA's responsibility. This will now be the individual homeowner's responsibility.

- c. Nancy Straight will pursue this issue further.
 - d. Pat Gana has contacted the City of Houston who said that they would come through a third time but they couldn't give a date.
 - e. A home owner brought up that she believes it is the home owner's responsibility.
- E. **Security**
- a. The security lights were fixed. The exterior lights on the Clubhouse aren't working due to broken ballasts. Each ballast is \$100 each. Sheldon came up with 2 lights for \$450 total with one year warranty.
 - b. A motion was made to install 2 new lights for \$450. The motion was seconded, voted upon, and the motion passed.
- F. **New Security Fences**
- a. Nathan had a dispute regarding the locks -- dead bolts.
 - b. A discussion ensued that key control would be an issue. A suggestion was made to increase the deposit to \$25. Some home owners expressed concern over the price of the key being too high.
 - c. I'm sure there was more that goes here, but I didn't catch it.
- G. **Directory**
- a. We have 98 updates for a year.
 - b. Ellen will send out a survey in the new assessments.
- H. **Newsletters**
- a. Stephen cannot do the newsletters. We need someone to do the newsletter.
 - b. No one volunteered.
- I. **Clubhouse**
- a. We had flooding in the clubhouse from the hurricane. We do not have flood insurance, and we need to address repairs.
- J. **National Night Out Party**
- a. A resolution was passed to thank Debby and Dave Doer for a great turn out for the party.
- K. **Trash**
- a. Wednesday, Nov 26 will be the date for trash containers to be delivered.
 - b. Thursday will be our last private **trash day**.
 - c. First collection by the City of Houston will be Thursday, Dec 4.
 - d. Heavy trash will be every third Wednesday.
 - e. A letter will go out to every home owner from the City of Houston. Thanks to Ellen for making labels.
 - f. Because of the Thanksgiving holiday, we will be allowed "over garbage" on the first pick up.
 - g. Pat will follow up with hurricane debris. They will not pick up co-mingled trash.
 - h. Larry Odensky requested clean cans.
 - i. We are not on the list for recycling due to the hurricane. No one is.
 - j. Parking cars in front of cans will not allow for can pick up. We will consider putting cards on cars that are violating this on trash days.
- L. **Garage Sale**
- a. Saturday, Nov 15-16. Hours 830-400; 11-5. Friday optional.
 - b. The ad will go in the Green Sheet and the Chronicle.
- M. **Financial Report was passed out.**
- a. Locks and 50% of fence still need to be paid.
 - b. Older fences need painted.
 - c. The COP signs are not yet up.
 - d. We need a community liaison to talk to the apartment complex.
 - e. We will vote on the assessments at the next meeting.

Meeting was adjourned at 7:59pm.

Election results:

President Nathan Moore

VP Britt Hutchison

1 Larry Odensky

2 Nancy Straight

3 open

4 Mike and Rebecca Schiff

5 Mark Preslock

6 Christine Aguilar

The Board made a motion to appoint Ellen Ignatow as Treasurer. This motion was seconded, voted upon, and the motion passed.