

**VILLAGES OF NORTHGATE CROSSING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
AUGUST 19, 2009**

The Board of Directors of the Villages of Northgate Crossing Homeowners Association held their regular scheduled monthly meeting at 6:30 p.m. August 19, 2009 at 27419 Nelson St., Spring, TX 77373. Martha Barnes called the meeting to order with a quorum of members present as follows: Martha Barnes, Jeff Cont, Merle Davidson and David Moore, absent Carlton Downey

Also present was Gloria Lee with Chaparral Management, C.A. Elder with Land Department Wilshire Homes, Brett Beardsley with Charter Development, Richard "Dick" Rue with Woodmere Development and Marcus Bollom Architectural Control Chairman Villages of Northgate Crossing.

CONSTABLE REPORT

A Constable Representative was not present to address the status report from the previous month.

HOMEOWNER INPUT:

There were no homeowners present to speak to the Board of Directors.

CONSENT AGENDA:

Upon motion made by Martha Barnes, seconded by Jeff Conti the Board of Directors unanimously approved the Consent Agenda, which consists of the following:

July 15, 2009	Minutes
July 31, 2009	Financials
July 2009	Work Order Log
July 2009	ACC report
August 19, 2009	Management Report

COMMITTEE REPORTS:

Newsletter Committee: No report at this time.

Website: David Moore reported work is continuing on the website. Martha Barnes requested information concerning the Holiday Decorating Contest information edited for content of potential advertisement.

Jeff Conti suggested placing a photo page upon opening the website, the website information or link page would then open after 30 seconds from the photo page.

ACC Report: Marcus Bollom reported the Architectural Control Committee is in the process of establishing color selections plat such if owners chose the colors on the pre-approved plat they would not be required to seek ACC approval. The committee is working on play structures guidelines as well as fence clear coat stain product guidelines, which will be presented to the Board of Directors in the September meeting.

NATIONAL NIGHT OUT

Martha Barnes reported the committee met, August 18, 2009, along with the adjacent community representatives to work toward a community combined National Night Out. Several assignments were made and the committee members have begun the follow up via e-mail already.

OLD BUSINESS:

POOL

Pool Plaster

The Board of Directors tabled the proposals for pool plaster until 2010.

Pool Furniture

The Board of Directors was unable to discuss the pool furniture due to time schedule for meeting and was tabled until the September meeting.

RESERVE C FENCE Section 6

Upon motion made by Jeff Conti, Seconded by David Moore the Board of Directors voted in favor of a volunteer homeowner committee to install the pipe fencing at a cost not to exceed \$1,500.00 along Reserve C area as indicted on the specifications.

Motion passed.

David Moore will insure the compliance to the call before you dig and will contact the pipeline representative for clearance and a representative on site during the dig work for the fence.

Martha Barnes will contact the pipeline representative manager to confirm the contribution they are willing to make toward the gate or the entire barrier structure.

ANNUAL COMMUNITY WIDE GARAGE SALE

Merle Davidson will contract Gloria Lee with the name of the community paper to place an ad for the community wide garage sale.

David Moore requested the Villages of Northgate Crossing website address placed on the lower portion of the signs to direct owners to the site of more information.

Martha Barnes indicated she has last year's banner. She requested for Gloria Lee to take the sign to the shop for adjustment in the date and times.

TAX EXEMPTION

No updates at this time.

POLICY RESOLUTION/FINES

Jeff Conti and David Moore will revise the existing Fine Policy and present to the Board of Directors in the September meeting for adoption and filing prior to enforcement.

MOBILE VET CLINIC

The Board of Directors requested the Vet Clinic place Villages of Northgate Crossing on their regular schedule; they would not be required to seek Board of Directors approval for the clinic schedule. The Board of Directors would like the Clinic staff to notify when they would be in the community so that they may properly advertise the visit.

NEW BUSINESS:

Pool Baby Pump

Upon motion made and seconded, the Board of Directors approved the proposal as presented by Greater Houston Pool to replace the baby pool pump at a cost of \$335.00. Motion passed.

PRESSURE WASH

Upon motion made by David Moore, seconded by Jeff Conti, the Board of Directors approved \$250.00 expenditure for the rental of a power washing system to clean the monuments and the pool house.

Motion passed.

David Moore will rent the equipment he recommended to the Board of Directors to use on the project, he will coordinate the volunteers. He and the volunteers' will power wash the monuments and the pool house.

TREES

David Moore and Jeff Conti researched the number and location of dead or dying trees in the common reserve as well as the medians along Northgate Crossing Blvd. The research indicated forty-one (41) trees, which appear to require removal as well as various tree stumps left over from Hurricane Ike.

Gloria Lee will solicit proposal from three contractors for the removal as well as continue to seek the counties participation in the removal of the trees in the median. Jeff Conti will contract MUD and the RUD to determine if they will have the trees removed in the median.

EXECUTIVE SESSION

Brett Beardsley of Charter Development requested a hearing with the Board of Directors regarding the purchase, by Richard Rue of Woodmere Development, Inc., of the Wilshire Lots in Section 12 & 13.

Brett Beardsley presented the plans to the Architectural Control Committee in April 2008 for review for possible placement of homes on the lots in Section 12 & 13. At the time of the presentation, the house plans would require a variance to the set back lines of the existing lots, which would require a vote of the section members to allow for build. The sale of the lots process failed in the planning stages due to the economy and other factors as to the negotiations of the sale of the lots.

Brett Beardsley and C.A. Elder, Land Development Manager for Wilshire Homes, have negotiated the sale of the lots again and have submitted the plans to the ACC committee for review and approval of plans, which do not exceed the set back lines.

Two (2) of the homes have sold and the builder requested a fast track of the plans 320 and 260 which are under 2850 square feet and would not require a variance to the deed restrictions for approval.

The remaining lots may require a variance depending on the sale potential of the homes. The request of the guest is that the Board of Directors begins the process again of preparing the documents and ballots for vote of the members in Section 12 & 13 to approve the homes to be placed on the lots. Brett Beardsley, C.A. Elder and Richard Rue plan to close on these lots in Section 12 & 13 on August 24, 2009 and would like a commitment of the Board of Directors in expediting the variance.

The Board of Directors requested Chaparral Management seeks a written attorney opinion as to the Architectural Control Committee or the Board of Directors ability to grant variance on the set back lines etc. without a vote of the member of Section 12 & 13.

The Board of Directors requested Gloria Lee to research the total expense paid to the association attorney in 2008 and early 2009 on the amendment project prior to today's request.

LEGAL STATUS

The Board of Directors did not review the Legal Status Report from Holt & Young due to time limitations of the meeting room.

DEED RESTRICTION/LEGAL ACTION

Legal Status report from Holt & Young reviewed no action required at this time.

FINANCIAL REPORT

The financial report for month ending July 31, 2009 was presented to the Board of Directors. The following areas were of a concern for research and follow up prior to the September Meeting:

Force Mow expense is not offset in the bill back to owner

GL # 70030- \$934.16

GL # 81070- \$869.27

Difference of \$65.89

Landscape Contract

GL # 81010- \$6,025.85 for July all other months \$5,960.96

Difference of \$64.89

Website Expense

GL # 80135 - \$140.00 paid in June and \$140.00 paid in July – duplicate charges?

MANAGEMENT REPORT

Gloria Lee of Chaparral Management Company presented the Management Report.

NEXT BOARD MEETING

The next regular meeting date is Wednesday, September 16, 2009 @ 6:30pm; this will begin the 2010 Budget preparation.

There being no further business to come before the Board at this time, upon a motion made and seconded, the meeting adjourned at 9:00 p.m.

Martha Barnes
President
Villages of Northgate Crossing Homeowners Association

Gloria Lee, CMCA, AMS
Acting Recording Secretary for
Villages of Northgate Crossing Homeowners Association

