

MINUTES OF THE QUARTERLY HOMEOWNER ASSOCIATION MEETING OF THE NOTTINGHAM WEST CIVIC CLUB, INC. HELD ON NOVEMBER 8th, 2018 AT THE NOTTINGHAM PARK MEETING ROOM LOCATED AT 926 COUNTRY PLACE DRIVE, HOUSTON, TEXAS 77079.

DIRECTORS AND OFFICERS PRESENT: Luis Miramontes (President), Nancy Bailey (Treasurer)

DIRECTORS AND OFFICERS ABSENT: Rosanna Hinde (past President), Reed Brown (Past President)

IN ATTENDANCE: Constables.

CALL TO ORDER: The meeting was called to order at 7:00 p.m. with 18 lots represented in person.

ADOPTION OF AGENDA: Motion was made, seconded and carried to approve the Agenda as presented.

ADOPTION OF MINUTES: Minute of the Quarterly meeting held on August 09th, 2018 was approved.

CONSTABLE’S REPORT: Constables, Connie Rico and Tony Hernandez, reported the following:

1. Advice was provided for residents to call constable if people behave oddly in our neighborhood such as homeless or strangers wandering around and peeking into windows, etc.
2. The constable community safety report was reviewed and discussed with meeting attendants.
3. Homeowners were reminded to move valuables from and lock vehicles. Most vehicles break-ins have occurred when left unlocked.
4. The city of Houston requires street numbers on all homes should be visible to facilitate house identification. Constable suggested homeowners to consider painting or re-painting homes’ street number at the curb.
5. 2019 February update- A number of residences in neighborhood were broken in early 2019, Constables were called in, reports were filed. Constables have enhanced patrols in community. Most break-ins took place late morning/early afternoon hours. Homeowners are encourage to remain vigilant and report unknown people wandering around community.

OFFICER REPORTS:

A. President – Luis Miramontes

1. 2019 Budget- The officers presented the proposed budget for 2019. The budget calls for no increase on \$680 annual fees from 2018. Budget was adopted
2. Constables informed there will be no fee increases on Constable Contract for 2019
3. Liens- Officers reported that community has collected past dues from initial four (4) properties where liens were placed. Monies recouped have been deposited on HOA account. Legal action extended to additional properties in order to collect delinquent dues.
4. Best Fit Solutions and BRM Texas continue to enforce deed restriction throughout community, deed violation notices are regularly being mailed to homeowners for remedial actions.

B. Treasurer – Nancy Bailey

1. A summary analysis of the YTD financial reports prepared by Best Fit Solution was presented to homeowners by treasurer. The overall trend shows community financial health has improved and would allow community to move some unspent monies to savings account.
2. Officers recommended all funds saved during 2018 be initially earmarked for emergencies.
3. Community management company, Best Fit Solutions, continues to proactively collect reimbursement from the City of Houston for trash collection.

COMMITTEE REPORTS:

A. Architectural Committee:

a.) Clear uptake of remodeling and new construction activities seen thru neighborhood:

- 102 new homes/additions/modification have been approved;
- 78 new homes/additions/modification have been completed;
- 3 New Homes were under construction at the time of meeting
- 6 addition/modification to existing home ongoing
- 16 homes were for sale 3&4Q18
- 2 homes were for lease/rent 3&4Q18.
- 4 lots are for sale for new home construction

B. Nominating Committee:

1. Volunteers for nominating committee all HOA officer roles were being sought.
2. Homeowner interested on volunteering for nominating committee are encouraged to approach officers or sent an email to NWCC@Earthlink.net expressing such interest.

NEW BUSINESS:

- A. Officer Elections- Homeowners encouraged to volunteer for all HOA officers' positions. Homeowner interested are encouraged to approach officers or sent an email to NWCC@earthlin.net expressing such interest.
- B. Homeowner requested information on community regulations regarding regular swings vs ninja type as notifications requesting them to remove swings were received from deed restriction company. Officers to review and advise next meeting

FLOOR MOTIONS:

A. None

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:00 p.m.

APPROVAL:

Luis Miramontes
President HOA
Authorized Officer

November 8th 2018
Date