

North Hill Estates Civic Club Meeting Agenda

Meeting Minutes

Date: 2025-07-14 6:30 PM Meeting began at 6:31pm

Location: Immanuel Church, 26501 Border St, Spring, TX, United States, Texas

Attendees

Board:

- ☒ President: Josh Olsen
- ☒ Vice President: Laurie Masera Garza
- ☒ Secretary: Houkje Kroeze Stewart
- ☒ Treasurer: Tom Riddle

Directors:

- ☒ Carol Havemann
- ☐ Pamela Winter
- ☐ Peggy Porter

Agenda Items:

1. Welcome all Residents: Josh welcomed everyone and thanked them for coming. He also thanked everyone who helped and donated to the flood relief.
2. Constable's Report: No constables were in attendance
3. Spring Fire Department Presentation:

The spring fire department presented on community risk reduction. He shared that the Spring fire department will come out and check smoke alarms, batteries and install more. They will give us door hangers and residents can fill out a form and the fire department will come out and do all of the neighbors who sign up. They shared that it is a quick 15 minute visit and they do not come out in the firetruck. They are happy to help. It is free

Another resident asked how many smoke alarms are needed in an average residence. They recommend one per bedroom and in other rooms. They use NFPA guidelines for deciding where to put them. They are looking at around August for possible install. These are just smoke alarms and are not hard wired. They come with a 10 year battery.

It is an individual alarm so it does not set off other alarms.

One of the residents shared that our homes are older and they will smoke more which will give more warning. Please encourage neighbors to get the service.

A resident asked if they do mobile homes and they shared that yes they do. They recommend distributing the flyers 3-4 days before hand. This is a great educational opportunity for our neighborhood. The NHE board will distribute and give residents the information.

4. Review of Previous Meeting Minutes
 - See Attached
 - Laurie made the motion to accept the minutes
 - Tom Seconded
 - Approved. Unanimously
5. Treasurer's Report
 - See Attached
 - Tom reviewed the treasurer's report.
 - Laurie made the motion to accept the report as submitted
 - Houkje seconded
 - Approved Unanimously
6. Membership Dues Paid
 - Last Year: 175 (additional 2 since last month)
 - Last Month: 189
 - This Month: 196
 - Up 7 from last month
 - Up 21 from last year

Laurie reviewed the membership report. And Tom, Laurie and Josh discussed discrepancies and cleared up confusion.

7. Welcoming Committee Report
 - See Attached
 - Miss Kitty reviewed the welcoming committee report and introduced a new resident. Laurie shared that the home on Lynwood is owned by an LLC. Josh shared that the new home on Artesia is moving along well.
8. Architectural Committee Report
 - Requested: 4
 - Approved: 4
 - Replace Driveway and Fence
 - House Repaint
 - House Repaint
 - New Windows Install
 - Pending: 0

- Denied: 0

Laurie reviewed the report.

9. Deeds Committee Report

- See Attached
- Josh reviewed the Deed restrictions committee report.

10. Events Committee Report

- Nothing for June
- Upcoming: National Night Out in October - Volunteers Needed for Planning, Setup, Event, and Breakdown
- Other Possible Events:
 - Back to School
 - Movie Night

Houkje shared the events committee report

11. Community Cares Committee Report

- See Attached
- We need members, if interested in helping, please sign up.
- Houkje shared the community cares committee report.

12. Yard of the Month Committee Report

- June Yard of the Month: 310 E North Hill Drive
- Honorable Mentions: 19403 Lockridge Drive and 601 Turley Street
- Laurie shared the information regarding the yard of the month and reminded residents that they must have paid their dues in order to win. The winner also gets a \$50 gift card to Home Depot.

13. Social/Website Committee Report

- Nothing New to Report

14. Old Business

- None

15. New Business

- None

Josh opened the floor to resident questions. No questions were presented by the residents in the community.

Carol shared that the ladies luncheon is on the 4th Thursday at various restaurants. Paula Mohr coordinates this group.

Book club is the 2nd Tuesday of each month 1-2pm. Meeting place rotates between homes. Paula Mohr also coordinates this group.

The board also thanks Amy Vance for the green ribbons on the trees for the flood victims.

The board also thanks Brian Powers for getting the fire department out to present to the neighborhood.

Meeting Adjourned 7:10pm

Closed Board Meeting Notes:

Carol talked about wanting to start working on the newsletter and stated that she wanted to be sure to get the events and other items into that.

Laurie shared that she wants to keep track of volunteers so that we can thank them at the end of the meeting. She wants to have a community cares award and maybe another volunteer award.

Josh stated that the lawyer reached out and asked about the summary judgment payment and repairs. Josh read the email from the attorney and recommended that any remaining balance be taken care of by the board. Tom shared that we have gotten the entire summary judgment and recommended that we not attempt to collect the money.

Carol made the motion to not ask for the additional money and Tom seconded. Unanimously approved.

19203 Lockridge: We won a default judgment on that. The attorney send a letter that they need to pay the legal fees. They have not responded. The next step is to file for a motion for contempt/show cause which will cause the owners to comply with the judgement including clean up.

Other option is posing the property for constable sale.

Or send another demand letter.

Tom recommended that we send another letter and if no response then file for contempt. Selling the home would be the last resort.

Josh shared that we already have a lien on the property. Josh asked the board to consider going straight to a constable sale as it has taken a long time already and the resident has not responded to anything thus far. Tom made a motion to have Josh gt with the attorney to look at the legal fees, how long it will take for each option and recoverable amounts. Carol seconded. Unanimously approved.

Cypresswood home: Tom shared that the attorney reminds us that we have filed suit and we have received the letter. Our next step would be to file a summary judgment. The attorney stated that the court has ordered us into mediation by 3/2026. 3 options: File summary judgment now, go to mediation, hold onto the file for a while. Tom recommended that we ask the lawyer to review the letter that we have drafted to the residents that offers help to make sure that it does not cause us issues with the lawsuit. He also stated that there is now a dead tree on the property as well. Laurie stated that we may be past the point of being able to help. She recommended going to mediation so that we can find out what is really going on. Laurie made the motion ask the attorney to go to mediation. Tom seconded the motion. Unanimously agreed.