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Memorial Northwest Homeowners Association

17440 Theiss Mail Route Rd.
Klein, TX 77379

General Meeting of the Membership and Board of Directors Meeting

Tuesday, June 5, 2018

PRESENT

Greg Schindler, President	Gerome D'Anna, Area 3 Director
Stan Thurber, 1st Vice President	Bryan Thomas, Area 5 Director
Karen Blackwell, 2nd Vice President	Ryan Aduddell, Area 6 Director
Jamie DeLoatche, Treasurer	
Sarah Mueller, Area 2 Director	

Cathy Jensen, SCS Management Services, Inc.

ABSENT:

Michelle Eubank, Secretary
Alan Blankenship, Area 1 Director
Kelley Minor, Area 4 Director
3rd Vice President – vacant position
Vincent D'Anna, Area 7 Director

Executive Session (7:05 – 7:35 p.m.)

Mr. Schindler called the Executive Session to order at 7:05 p.m.

The Board reviewed the Legal Status Reports for both Collections and Deed Restrictions.

Mr. Schindler asked that the Architectural Control Committee and Area Directors consider updating the ACC Guidelines to keep up with the progress, changes to homes, and improvements to homes that have taken place since the original Declaration of Conditions, Covenants and Restrictions were written in the 1970s.

The Executive Session was adjourned at 7:35 p.m.

General Meeting (7:40 – 9:10 p.m.)

Mr. Schindler discussed the Executive Session's progress.

Adoption of the Agenda:

Mr. DeLoatche motioned to accept the agenda. Mr. Thurber seconded the motion. The agenda was adopted as presented.

Approval of May Minutes:

The Board reviewed and voted to approve the Minutes via email.

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Deed Restrictions:

The Board reviewed and discussed the Board Referral List and approved 44 accounts to receive Notice of Non-Compliance Letters, four accounts to receive Second Letters, and six accounts to be placed on Board Hold for Area Directors to review. Additionally, 31 accounts were turned over to the attorney's office for an Attorney Demand letter and/or lawsuit, including the amounts for those that were delinquent in assessments.

HOA Committee Reports:

CCMC Report:

The Committee had two bids for a new reader board at the Community Center. The dimensions are 48" x 19" x 2" and it is lighted. The Committee recommended *Sign Solutions*, as they are the lowest bidder. (Various reader board options were considered, but were too costly. In the future, the perimeter signs along Champion Forest Drive need attention as well.) Mr. Thomas motioned to hire *Sign Solutions* as recommended by the Committee. Mr. Aduddell seconded the motion. The motion passed unanimously.

Mr. Thomas discussed bids to upgrade the current camera system on the Community Center grounds, due to recent vandalism at the playground. The older camera system, currently in place, cannot identify vandals' faces. Mr. Thomas motioned to hire *Onsite Protection* for \$13,000 to upgrade the camera system as recommended by the Committee. Mr. Aduddell seconded the motion. The motion passed by a majority vote.

Fitness Center:

The Board discussed making Fitness Center access easier, in the case of emergencies or when big events are taking place.

Security:

Mr. Thomas noted that lighting will be addressed by the CCMC as well.

Website Committee:

The Committee's Calendar Chairman resigned, and it hopes to find a new volunteer soon. The Committee re-vamped the website to make it easier to find frequently searched-for items. It also added a calendar to the website's homepage, so that upcoming events are more prominently displayed, and it is more user friendly.

Homeowners Forum:

1). A homeowner asked what was being done about an 18-wheeler on Champion Forest Drive. Mr. Schindler advised that it is being addressed. However, details could not be discussed, due to the nature of the complaint and to protect the privacy of the owner. The homeowner also informed the Board that the fencing along Theiss Mail Route Road needs to be addressed, as it is something her potential buyers comment negatively about.

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2). A homeowner asked why the Board does not make repairs to houses in violation of the Deed Restrictions after sending two letters. The Board explained that the cost to hire a contractor would fall on the HOA and then charge back to the owner. The Deed Restrictions do not allow the HOA to make major repairs. Also, there is concern for contractors' safety if an owner does not want them on his property. The Board discussed the process and costs related to sending a property to the attorney.

Board Actions: None

Adjournment:

There being no further general business to come before the Board, Mr. Schindler adjourned the General Meeting at 9:10 p.m.