

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

General Meeting of the Membership and Board of Directors Meeting

Tuesday, June 4, 2019

PRESENT:

Greg Schindler, President	Art Byram, Area 1
Stan Thurber, 1st Vice President	Sarah Mueller, Area 2
Gregg Williams, 2nd Vice President	Gerome D'Anna, Area 3
Lance Brown, 3rd Vice President	Bryan Thomas, Area 5
Dudley Anderson, Treasurer	Ryan Aduddell, Area 6
	Jay Jackson, Area 7

Margie Naranjo and Cathy Jensen of SCS Management Services, Inc.

Absent:

Vacant: Secretary

Vacant: Area 4

Executive Session (7:00 – 8:00 p.m.)

Michael Gainer and Erin Welch of Michael Gainer Law Firm were in attendance to present the attorney status report for the association. The Board reviewed the report. After some questions and answers, the Board thanked Mr. Gainer for his time.

The present Board unanimously approved to transfer all legal files from Michael Gainer's office to the office of North Law.

Board of Directors Meeting (8:09 p.m. – 9:24 p.m.)

Mr. Schindler confirmed that a quorum was present and the General Meeting of the MNW HOA Board was called to order at 8:09 PM

Adoption of the Agenda: Mr. Schindler asked if there were any objections or amendments to the agenda. The Board unanimously approved the agenda as presented.

Appointment of Secretary: Mr. Schindler introduced Joy Hemphill as the nominee for the MNW Homeowner Association's secretary position. The Board unanimously appointed Mrs. Hemphill to the Board of Directors with a motion from Mr. D'Anna and a second from Mr. Jackson.

Appointment of Area Director 4: Mr. Schindler introduced Rebecca Talley as the nominee for the Area 4 vacant position. The Board unanimously appointed Mrs. Talley to the Board of Directors with a motion from Mr. Brown and a second from Mr. Aduddell.

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Homeowners Forum

Mr. Schindler opened the floor to those homeowners wishing to address the Board. Five homeowners addressed the Board expressing concerns regarding the following issues in the community:

- Requesting the Board to install new Playground Equipment
- Speeding in the community
- Ongoing neighbor dispute

The Board thanked the residents for bringing their concerns to the Board's attention and will address the issues.

Security: There were no stats provided by the Sheriff's office given to Mr. Williams to report on for the meeting. Mr. Williams stated he would email the stats to all board members as soon as he received them. **Note:** These were emailed June 11th from the HCSO.

Board Referral List: The Board reviewed and discussed the Board Referral List and approved three accounts to be turned over to the Association's attorney.

Collection Policy: Mr. Schindler presented an updated collection policy for the Board to review and approve. Mr. Anderson recommended up to \$50 fee for each returned check or rejected payment; after two or more returned checks within a six-month time period, then only a cashier's check, money order, or other certified funds would be accepted. After review of the policy the Board unanimously approved the collection policy with a motion from Mr. Jackson and second from Mr. Byram.

Playground: Mr. Aduddell presented the playground proposal for approval. After review of the proposal, Mr. Aduddell motioned to approve the proposal of up to \$50,000. The motion was seconded by Mrs. Mueller. After discussion, the motion was amended to coordinate with the pool contractor on the preferred installation time. Motion passed with no opposition.

Pool Heating: Mr. Aduddell presented the pool heating proposal and swim team lease agreement for three years. After review, the Board approved for Mr. Aduddell to negotiate the lease agreement and for the pool project team to move forward with the process of heating the pool contingent on the lease.

Consolidation of Banking: Mr. Anderson motioned to open a Merrill Lynch Case Management Account by transferring funds from the present accounts of Trustmark, Chase and Mutual of Omaha. The operating account at Mutual of Omaha will maintain an FDIC-insurable balance. This will simplify accounts, generate some interest, while at the same time meeting the requirement of FDIC insurance. The Merrill Lynch CMA will have interest-bearing accounts for operations and reserves. Mr. Thomas seconded the motion. The motion passed with all in favor.

Unfinished Business: None

New Business: None

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There being no further general business to come before the Board, Mr. Schindler adjourned the General Meeting of the Board at 9:24 p.m.