

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

General Meeting of the Membership and Board of Directors Meeting

Tuesday, August 6, 2019

PRESENT

Greg Schindler, President
Stan Thurber, 1st Vice President
Gregg Williams, 2nd Vice President
Dudley Anderson, Treasurer
Joy Hemphill, Secretary

Art Byram, Area 1 Director
Sarah Mueller, Area 2 Director
Gerome D'Anna, Area 3 Director
Rebecca Talley, Area 4 Director
Bryan Thomas, Area 5 Director
Ryan Aduddell, Area 6 Director
Jay Jackson, Area 7 Director

Margie Naranjo of SCS Management Services, Inc.

Absent:

Mr. Lance Brown, 3rd Vice President

Executive Session (7:04 –7:42 p.m.)

The Board reviewed the Legal Status Report. Discussion was had amongst all Board Members, Area Directors and Ms. Naranjo as to the best actions to take in regards to several properties.

Mr. Jackson, Area Director 7, discussed his observations from his July 10th ride-along of the neighborhood with the property management company, SCS. Mr. Jackson acknowledged the difficulty of completing the job task for SCS because of the time allotted in which to accomplish their job. Some of Mr. Jackson's observations included: a feeling that our particular ACC guidelines were not thoroughly understood by SCS, some violations going unreported because the inspectors thought the cost of repair was too high, unclear guidelines from which to work, the new software causing issues with the process, and missing historical violations from their database, including properties with legal actions. Ms. Naranjo suggested that some clarification be made on when certain issues (such as pine straw on roofs) reach the point of needing to be cited.

Mr. Schindler indicated that he had met with County, Sheriff and School officials concerning the safety of children walking and/or riding bicycles behind Doerre. In the meeting with the officials, it was resolved to better enforce existing laws, such as No Parking or Standing, as well as to inform our children about safety when in the street. Mr. Schindler informed that if we are not successful in achieving safety expectations, the County may install sidewalks in the Right-of-Way.

MINUTES

Board of Directors Meeting: (7:45 p.m. – 9:13 p.m.)

Mr. Schindler confirmed that a quorum was present and the General Meeting of the MNW HOA Board was called to order at 7:45 PM

Adoption of the Agenda:

Mr. Schindler inquired as to whether there were any objections or amendments to the agenda. A motion was made by Mr. Williams, then seconded by Mr. Aduddell, to approve the agenda. The Board unanimously approved the agenda as presented.

Homeowners Forum:

Mr. Schindler opened the floor to those homeowners wishing to address the Board.

Mrs. Talley addressed the board in her capacity as a homeowner, as opposed to her capacity as an area director, indicating that she would like to see a Fourth of July parade such as was had in years past, indicating some of the social and educational benefits she believed this would have on the community, especially the children. Having a Fourth of July parade was agreeable to all present, and it was suggested that a committee be formed for such, as well as to speak with Anne Kidney to see if she had any suggestions in this regard.

There were no further homeowners wishing to address the board.

Security: Mr. Williams did not receive the monthly status report from the Sherriff's office in time to present his monthly security report.

The benefit of having the monthly security report in Excel format was discussed. There was general discussion as to the priority of events, response times, the value-versus-benefit of the number of contracted officers, and how our neighborhood ranked in the public domain information versus other contingent neighborhoods.

Nomination Committee Appointment: Attention turned to the upcoming HOA Officers and Area Directors positions open for election. Mr. Schindler informed the Board that, in accordance with the community By-Laws, there needs be three Board of Directors and two residents on a nomination committee for such positions. With that being said, Mr. Schindler then opened the floor for volunteers. Mr. Gerome D'Anna, Mr. Bryan Thomas and Mr. Jay Jackson volunteered as the three Board-of-Director committee members. Mr. Schindler opened the floor to the attending homeowner residents for service on the Nomination Committee. There were two residents who volunteered to be on the nominating committee: Ms. Marriela McGee and Ms. Judy Gordon. Mr. Jay Jackson will chair the committee.

MINUTES

Board Referral List: The Board Referral List was reviewed. After discussion, approval was given to recycle 15 accounts to receive second letters and 5 accounts to receive NNCs. SCS and Mr. Schindler, as acting ACC & Deed Restriction director since Mr. Brown's resignation, will work together on which report to present at the Board meeting.

Addendum to Community Center Policy Manual: Regarding the expansion-of-age use of the fitness center, discussion ensued regarding how best to accomplish admittance to the fitness center for children who did not have a governmental I.D. (driver's license).

For this month, the Board tabled both the Tennis Addendum (non-resident league play) and Fitness Center (expansion of age use with limitations) so that both amendments may have further review. The reasoning for tabling was for proficiency purposes: to have both the Tennis Addendum and the Fitness Center addendums completed so that all amendments could be made at the same time.

Resignation of 3rd VP (ACC & Deed Restriction): The Board ratified their email acceptance of Mr. Lance Brown's resignation from the Board. Mr. Schindler will be the acting 3RD VP until a replacement is found.

Resignation and Appointment of 1st VP (Contracts): Mr. Schindler informed the present Board that Mr. Stan Thurber has resigned from the Board due to personal reasons and introduced Mr. Curtis McGee as the nominee for 1st VP. Mr. McGee presented his background and reasons for wanting to serve on the Board. The Board unanimously appointed Mr. McGee to the Board of Directors in the 1st VP (Contracts) position, and thanked Mr. Thurber for the time he served on the Board.

New Business: None.

There being no further general business to come before the Board, Mr. Schindler adjourned the General Meeting of the Board at 9:13 p.m.