

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

General Meeting of the Membership and Board of Directors Meeting

Tuesday, September 3, 2019

PRESENT

Greg Schindler, President
Curtis McGee, 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

3rd Vice President – Vacant.

Roxy Gonzalez of SCS Management Services, Inc.

Executive Session (7:00 p.m. – 7:39 p.m.)

The Board reviewed attorney Michael Gainer's Legal Status report. Ms. Gonzalez indicated that she will inform Mrs. Naranjo to follow up with Mr. Gainer for further action on the discussed properties. The Board then reviewed North Law, P.C.'s Legal Status report. Mr. Schindler requested that Mrs. Naranjo go through the report and get Mr. North the information which he is requesting.

A motion was made by Mrs. Mueller to waive all violation charges on the property where there was confusion concerning the overall handling of the account. The motion was seconded by Mr. D'Anna and the motion carried.

A motion was made by Mr. Jackson to create a committee for the review of the SCS management contract including possible replacement by an alternate company. The motion was seconded by Mr. Williams. There was a short discussion regarding the topic and the board voted unanimously to pass the motion.

MINUTES

Membership Meeting: (7:41 p.m. – 8:15 p.m.)

Mr. Schindler announced that a quorum was not present; thus, he stated the only business allowed is the nomination process outlined in the bylaws. The Membership Meeting of the MNW HOA Board was called to order at 7:41 pm.

Mr. Schindler called forward Mr. Jackson, chair of the Nomination Committee, to the podium to introduce himself and give the Nomination Committee report. Mr. Jackson introduced the following uncontested positions: 1st VP – Curtis McGee; 2nd VP – Gregg Williams; Area Director 2 – Sarah Mueller; Area Director 4 – Rebecca Talley; and Area Director 6 – Vera Atkinson. Mr. Jackson announced the candidates for President as Greg Schindler and Mike Siegel.

Mr. Schindler then took nominations from the assembled homeowners for the open positions on the board. There was one (1) nomination from the floor, resident Norman Robinovitz, who nominated himself for the 1st Vice President Position. Mr. Robinovitz provided Mr. Jackson his contact information at the conclusion of the homeowners' meeting.

Mr. Schindler closed the floor for nominations.

New Business: (Pool update)

Mr. Schindler and Mr. Aduddell informed that the recreational pool is scheduled to be plastered on September 4th. Thereafter, the slide manufacturer will present a hands-on training class as to the operation of the pool before opening. Mr. Aduddell indicated that the projected pool opening will take place on September 21st.

There being no further new business, Mr. Schindler adjourned the membership meeting at 8:15 PM.

Board of Directors Meeting: (8:23 p.m. – 9:25 p.m.)

Mr. Schindler called the General Meeting of the MNW HOA Board to order at 8:23 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.

Adoption of the Minutes:

Mr. Schindler asked if there were any objections or amendments to the Board of Directors' August 6th, meeting minutes presented by Mrs. Hemphill. The Board unanimously approved the August 6th, 2019 Board of Directors minutes as presented.

MINUTES

Homeowners Forum:

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

A homeowner from the floor inquired regarding the rules for parking along the street, indicating that in his opinion the parking along the curb of the 7900 block of Theisswood was very dangerous. At Mr. Schindler's request, the sheriff's deputy present for the meeting explained that as long as the vehicles are legally parked there is nothing that can be done as it is a public street and not a private street. There was a question, and discussion ensued from the deputy, as to how to handle the double yellow-line in certain areas where cars were also parked. The subject of the neighborhood bylaws regarding parking was discussed, and it was agreed that they should be reviewed.

Mrs. Talley, Area 4 Director, iterated her continued experience with the dangers of the bush on Silver Shadows blocking the view in the area of cars exiting and children walking from Doerre. Mr. Williams, 2nd VP – Security, advised that he had sent in a request to Harris County Precinct 4 Maintenance to cut/trim or remove the bush; and he welcomed everyone else to do the same.

Security:

Mr. Williams presented the monthly status report from the Sherriff's office. A discussion was had regarding looking into new security options when the contract expires in 2020.

Mr. Williams discussed National Night Out, and advised the Security Committee was not able to take on this task. It is unlikely we will have a National Night Out without additional volunteers.

Board Referral List:

The Board reviewed and discussed the Board Referral List and approved to send 11 accounts to the attorney, recycle one (1) account to receive a second letter, and 24 accounts to receive NNC's.

The Board put all other accounts on hold until next meeting for further inspection by area directors.

Because of the lateness of the hour, the remainder of the agenda was tabled for another time.

There being no further business, Mr. Schindler adjourned the meeting at 9:25 p.m.