

# MINUTES

## **Memorial Northwest Homeowners Association**

17440 Theiss Mail Route  
Klein, TX 77379

## **General Meeting of the Membership and Board of Directors Meeting**

Tuesday, October 8, 2019

### **PRESENT**

Greg Schindler, President  
Curtis McGee, 1st Vice President  
Dudley Anderson, Treasurer  
Joy Hemphill, Secretary

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

Margie Naranjo of SCS Management Services, Inc.

### **Absent:**

Gregg Williams, 2nd Vice President - Security  
Vacant, 3rd Vice President

### **Executive Session (7:00 p.m. – 7:56 p.m.)**

The Board reviewed Michael Gainer's and Northlaw's legal status reports. No additional action was needed.

So as to be more prompt to respond to attorney requests, Ms. Mueller made a motion, seconded by Mr. Aduddell, if the HOA attorney is requesting a photograph of a particular property that the Area Director for that property be notified, take such photograph, and then send it to SCS for forwarding to the attorney. This was agreed upon by all Board members.

Mr. Schindler discussed some possible legal ramifications regarding HOA Board members posting on social media and the parameters as to how a Board member should respond to social media inquiries. Mention was given to the fact that homeowners may perceive public social comments by MNW HOA Board members as representing the consensus of the entire Board and that caution in this regard should be observed.

At the request of Mr. Williams via email, the Board discussed Mr. Williams' inquiry in relation to whether he should remain on the Board. The Board unanimously agreed for Mr. Williams to continue in his position on the Board. It was suggested and agreed that Mr. Schindler will email Mr. Williams the Board's response to his inquiry.

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## **General Meeting – Open Session (8:00 – 9:37 p.m.)**

**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.

**Homeowners Forum:** Mr. Schindler opened the floor to those homeowners wishing to address the Board. The homeowners present indicated they were there to observe the meeting and not comment.

**Security:** HCSO Deputies Montoya and Gonzales were present at the meeting. With Mr. Williams being absent, Deputy Montoya reported and answered questions regarding some of the dynamics of how the Sheriff's office responds to calls. Deputy Montoya reported that, overall, crime within the community is down. Deputy Montoya reported that for the month of September there were two warrants served, several traffic stops and a few false alarms.

**Pool Opening:** Mr. Thomas reported on the number of people using the new pool, which officially opened as of September 21, 2019, as follows: Saturday 9/21/19, 510; Sunday 9/22/19, 307; Saturday 9/28/19, 576; Sunday 9/29/2019, 466; Saturday 10/5/19, 419; Sunday 10/6/19, 360; Saturday 10/12/19 (movie night) 61; and Sunday 10/13/2019, 53. 869 people registered for Fast-Pass wrist bands for opening weekend.

**Board Referral List:** There was no action needed.

### **Approval of Community Center Policy:**

1. **Fitness Center Policy:** After a review of the amended fitness policy, the Board tabled the approval of the policy for additional amendments.
2. **Lap Pool Use-Adult Swim.** After review of the Adult Swim Policy, the Board unanimously approved the policy with one amendment, adding a gate guard.
3. **Splash Pad:** Mr. Aduddell motioned that no biometric lock be added to the splash pad pool to allow residents to use the splash pad after hours. The motion was seconded by Mr. D'Anna. After discussion the motion passed with all in favor.

**2020 Budget Status:** Mr. Anderson reported that he and Mrs. Naranjo are finalizing the 2020 preliminary budget and should have it for the Board's review within a week.

**Ladybugs Veterans Day Proposal:** The Board reviewed the request for permission from the MNW Ladybugs Garden Club to place signs to the effect of "Provided by MNW Ladybugs" alongside the placement of American flags purchased by the Ladybugs through the Klein High Band program and installed at the entries to the neighborhood on Veterans Day. This would be at no cost to the HOA. After discussion, a motion was made by Mr. Aduddell, and seconded by Mr. Jackson, to allow the Ladybugs to put out their signs whenever their flags are placed at the entries of the subdivision. The motion passed with no opposition.

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**Pool Maintenance Contract:** The Board tabled approval of the pool maintenance contract to look at additional options.

**Holiday Decorations:** Mr. Thomas presented a proposal from Kingdom Lighting in the amount of \$12,851.31 for neighborhood holiday decorations. Ms. Mueller motioned to accept the proposal as presented. The motion was seconded by Mr. McGee. The motion passed with no opposition.

**Appointment - 3<sup>RD</sup> Vice President:** Mr. Schindler informed the Board of Mr. Norman Robinovitz' interest in serving on the Board as the 3<sup>rd</sup> Vice President. After discussion, the board denied Mr. Robinovitz' nomination with two directors in favor, seven against and one abstention to his nomination. It was suggested that Mr. Robinovitz would be welcome to serve on a committee to become more familiar with the workings of the Board.

**Adoption of Committee Minutes:** Mr. Schindler asked if there were any objections or amendments to the minutes presented by the Architectural, CCMC, Security and Social committees. The Board unanimously approved the committees' minutes as presented.

**New Business:** Ms. Mueller motioned for the Board to approve a cost of \$500 towards a social event at the community center, such as a lady's wine or men's beer night. Mr. Jackson seconded the motion. The motion passed with no opposition.

There was a question and discussion with regard to the software of SCS being able to provide a field for the area along with the property address on its reports so as to streamline the area directors being able to identify their particular areas that need addressing. Mrs. Naranjo assured this was being worked on by SCS.

There being no further business, Mr. Schindler adjourned the meeting at 9:37 PM.