

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

General Meeting of the Membership and Board of Directors Meeting

Tuesday, November 5, 2019

PRESENT

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

Gerome D'Anna, Area 3
Rebecca Talley, Area 4
Bryan Thomas, Area 5
Ryan Aduddell, Area 6
Jay Jackson, Area 7

Gregg Williams, 2nd Vice President - Security (left at 8:23 p.m. (after the Security Report) and returned at 8:53 pm)

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

Absent:

Art Byram, Area 1
Sarah Mueller, Area 2
Vacant, 3rd Vice President

Executive Session (7:00 p.m. – 7:36 p.m.)

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

Homeowner Hearing: A Resident addressed the Board requesting waiver of fees applied to his account due to the non-payment of three years' annual assessments. The resident explained he was under the impression his mortgage company was paying his annual dues directly, had never received notification that his account was in arrears, and only became aware of the non-payment of dues when he was denied access to the pool. The Board explained that it is the resident who is responsible to ensure the Association's management company has the mortgage information for which to send the annual bills. The Board and SCS Management also provided information indicating that notifications had been sent to his residence regarding his account status. The Board requested him to contact his mortgage company since he indicates that they are the ones who did not pay the annual assessments. The Board thanked the resident for attending the meeting and informed the resident he will receive the Board's decision within ten business days. After a discussion of all the facts before the Board, the Board unanimously denied the resident's fee waiver request. SCS will notify the resident of the Board's decision.

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Case Study – Mr. Jackson: Mr. Jackson brought to the Board’s attention his interaction with a resident in his area with an ongoing violation. The resident states that SCS originally granted ninety days to cure a violation. After the 90 days had elapsed, a 30-day cure letter was sent to the resident. Mrs. Jensen explained that SCS’s normal policy is a sixty-day extension. After discussion, the Board directed SCS to only give thirty days’ extension. Any additional time must be approved by the Area Director.

General Meeting – Open Session (7:40 p.m. – 9:03 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 present homeowners expressed concerns regarding the following issue(s) in the community:

1. Individuals parking in the no-parking zone along Trace Forest Lane by the entrance/exit of Doerre Intermediate School, and such resident’s inquiring as to who is responsible for ticketing these individuals.
2. A request to add an additional officer to patrol the community.

Security: HCSO Sgt. Romine, Deputies Montoya and Gonzales were present at the meeting. Mr. Williams gave a written and verbal report of the prior month’s crime statistics. The statistics were projected for the benefit of the homeowners present. Thereafter, Sgt. Romine answered questions regarding speeding in the community.

Board Referral List: The area directors will review the report and send SCS management their recommendations by November 12, 2019.

Mrs. Naranjo informed the board that SCS has moved the monthly inspections to the third Wednesday and Thursday of the month to commence in November 2019.

2020 Budget and Assessment Rate: Mr. Anderson presented the 2020 Budget. After reviewing the budget and possible assessment options, Mr. Anderson motioned to approve the budget with the 2020 assessment rate to remain the same as the prior year, at \$630.00. The motion was seconded by Mr. Aduddell. The motion passed with no opposition.

Grandfather Membership: The Board unanimously approved for the annual fee for membership to remain the same.

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Interview for 3RD Vice President: Mr. Schindler introduced Mr. Norman Robinovitz, a MNW homeowner who is interested in serving on the Board as the 3rd Vice President. Mr. Robinovitz gave a brief bio on his background and reasons on why he would like to serve on the Board. After a few questions and answers between the Board and Mr. Robinovitz, the Board thanked him for his time. They will further discuss his possible appointment.

Adoption of Committee Minutes: Mr. Schindler asked if there were any objections or amendments to the minutes presented by CCMC and the Social committees. Mr. Thomas motioned to approve the minutes; Mr. McGee seconded. The Board unanimously approved the CCMC and Social committees' minutes as presented.

New Business: Mr. Schindler presented a proposal for pool maintenance from Progressive Commercial Aquatics. After review, Mr. Thomas motioned to approve the proposal with one amendment, to add indemnification to the contract. The motion was seconded by Mr. McGee. The motion passed with no opposition.

Mr. Schindler informed that he was looking into having MNW Aquatics Center designated as a Red Cross lifeguard training center. By doing such, in addition to providing a service for the Red Cross, the hope is that MNW will have access to hire some of the best lifeguards.

Mr. Aduddell reported that the Trunk or Treat was very successful, having 30 trunks present giving out more than 1800 pieces of candy. Mr. Aduddell informed the board of the Social Committee working on upcoming events as follows:

1. Ladies Wine & Game Night – December 5th
2. Breakfast with Santa – December 14th
3. A BBQ Cook-off in January.
4. Brews with the Boys in February.
5. Family Game Night
6. Children's Book Night

In addition, the Social Committee is looking into purchasing a blow-up movie screen for movie community movie nights.

Mr. Jackson discussed the election results for the contested Board position.

There being no further business, Mr. Schindler adjourned the meeting at 9:03 PM.