

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

General Meeting of the Membership and Board of Directors of MNW

Tuesday, January 7, 2020

PRESENT:

Greg Schindler, President
Jay Jackson, 1st Vice President
Ryan Aduddell, 2nd Vice President
Joy Hemphill, Secretary

Art Byram, Area 1
Gerome D'Anna, Area 3
Rebecca Talley, Area 4
Bryan Thomas, Area 5
Vera Atkinson, Area 6

Margie Naranjo, Association Manager, and Jennifer Elliott of SCS Management Services, Inc.

Absent:

Sarah Mueller, Area 2

Vacant:

3rd Vice President (ACC)
Treasurer
Area Director 7

Executive Session (7:04 – 7:33 p.m.)

The Board reviewed the Legal Status Report. The Board approved moving forward with three accounts.

Board of Directors Meeting – Open Session (7:39 – 9:32 p.m.)

Adoption of the Agenda:

Mr. Schindler asked for approval to add the “MNW Safety and Security Report” to the agenda. The Board unanimously approved the agenda as amended.

MNW Safety and Security Report:

Mr. Aduddell informed the Board and homeowners that the Safety and Security committee will be reporting at the monthly board meetings on crime statistics as they relate to people and their homes, and no longer reporting per se on traffic stops. However, the HCSO, at no extra cost, did bring in an extra two deputy sheriffs for a traffic initiative on Champion Forest and Theiss Mail Route during commuting hours last month. Mr. Aduddell gave written and verbal crime stats for the prior month, comparing and contrasting them with the entirety of 2019, noting that historically crime has been low within the community. Mr. Aduddell introduced the new Safety and Security Committee as consisting of Jay Jackson, Judy Gordon, John Rich and Karen Blackwell, specifying that going forward the committee will be looking at patterns within the neighborhood with an emphasis on how best to implement the extra-security contract in place. An initial glance indicates that there are not many incidents occurring overnight; however, the

incidents overnight seem to be more serious in nature and, thus, the recommendation of the Safety and Security Committee now is to continue with the contract deputies overnight. Mr. Aduddell outlined the Committee's proactive steps going forward, which included items such as repainting of crosswalks, working with Klein ISD on installing bollards near school sidewalk crossings, increasing patrols in front of Theiss Elementary and behind Doerre Intermediate, and updating the safety and security monthly blog with tips for residents. Mr. Aduddell announced that his MNW Safety and Security Report – Jan. 2020 will be posted on the neighborhood website.

Homeowners Forum:

Mr. Schindler opened the floor to those homeowners wishing to address the Board. Homeowners requested information from the Board pertaining to the following:

1. A query as to what remains to implement swim-at-your own risk in the new pool. Two items were discussed: proper signage of the rules as well as an inspection of the chain-link fence surrounding the pool to meet the extra-code requirement mandated by swim-at-your-own-risk.
2. A homeowner representative of the landscape committee informed that all of the Christmas décor is now down and expressed appreciation for the Board approving extra funds towards the Christmas decorations. The landscape committee is now requesting volunteers to oversee the professionals handling the neighborhood planters at the entrances of the subdivision; they will post this volunteer need in the neighborhood newsletter
3. A homeowner requested security response time data. Mr. Aduddell indicated that he would address this.
4. A homeowner expressed deep concern over the neighborhood having a swim-at-your-own-risk policy and his desire not to have swim-at-your-own-risk in the pool.

The Board thanked the residents for bringing their queries and suggestions to the Board's attention.

President's Message: 2020 Goals and Plans:

Mr. Schindler, per the By-Laws of MNW, presented the year 2020 goals for the MNW HOA Board of Directors and sought the Board's input as to goals. The President and Board of Director goals are:

1. Preserve property values and enhance the quality of life
2. New facility performance
3. Improve information management processes
4. Improve meeting performance
5. Fill vacant positions

Board Referral List:

The Board reviewed and discussed the Board Referral List. A motion was made by Ms. Talley, due to the inconvenient timing of the holidays, to recycle those properties sent second letters last month citing driveways and sidewalks. Ms. Atkinson seconded the motion. Mr. Aduddell amended the motion to put all driveway and sidewalk violations on hold for 30 days in order to allow the area directors to set definitions for standards. Ms. Atkinson seconded the motion.

MINUTES

After discussion, the amended motion failed with 5 against and 2 in favor. After further discussion, the original motion passed with 7 in favor and 1 board member abstaining.

Mr. Jackson motioned to escalate all remaining violations to the next step. Mr. D'Anna seconded the motion. After discussion, the motion to escalate all remaining violations passed with 7 in favor and 1 opposed.

Unfinished Business: There was no unfinished business.

New Business: There was no new business.

There being no further general business to come before the Board, Mr. D'Anna motioned to adjourn the meeting, with Mr. Jackson seconding the motion. All voted in favor, and Mr. Schindler adjourned the General Meeting of the Board at 9:32 p.m.