

Memorial Northwest Homeowners Association

17440 Theiss Mail Route

Klein, TX 77379

Meeting of the Board of Directors

Tuesday, September 1, 2020

PRESENT (Via Remote Connection)

Greg Schindler, President

Jay Jackson, 1st Vice President

Ryan Aduddell, 2nd Vice President

Sarah Mueller, 3rd Vice President

Victor Carranza, Treasurer

Joy Hemphill, Secretary

Art Byram, Area 1

Gerome D'Anna, Area 3

Bryan Thomas, Area 5

Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Margie Naranjo of SCS Management Services, LLC

Cathy Jensen of SCS Management Services, LLC

ABSENT:

Rebecca Talley, Area 4

OPEN:

Area 2

Area 6

NOTE:

In deference to the shutdown orders issued by local, state and national governments as a response to the COVID-19 world pandemic, the following executive session of the MNW Board of Directors was held via remote connection and the above-listed persons were present via remote connection.

Membership Meeting – Call for Nominations (7:05 – 7:14 p.m.)

Mr. Schindler opened the meeting by announcing the 2021 positions up for election as follows: 3rd VP, Treasurer, Secretary, Area 1, Area 3, Area 5 and Area 7. He then went through the requirements per the Bylaws for nominations and nominees.

Mr. Jackson, introduced the Nomination Committee as: Rebecca Talley, Chairperson; Jay Jackson; Greg Schindler; Georganne Epperson; Dave Schwartz and Sally Jabaley.

Mr. Jackson, on behalf of the Nomination Committee Chairperson, Rebecca Talley, introduced the following persons as being nominated:

Area 1	Art Byram
Area 3	Gerome D'Anna
Area 5	No Candidate

Area 7 Michelle Rodriguez
 Mickey Schwartz
3rd VP Sarah Mueller
Treasurer Victor Carranza
 Jonathan Hilt
Secretary Joy Hemphill

There were no objections to any of the nominees as presented. Mr. Schindler then sought nominations/nominees from the floor for any positions. There were none forthcoming.

There being no further business before the Membership Meeting, it was adjourned at 7:14 p.m.

Open Session – Board of Directors Meeting. (7:47-8:37 p.m.)

NOTE:

In deference to the shutdown orders issued by local, state and national governments as a response to the COVID-19 world pandemic, the following general session of the MNW Board of Directors was held via remote connection; the Board members and homeowners were present via remote connection.

Mr. Schindler explained that there was no executive meeting of the Board because of the Membership Meeting.

Adoption of the Agenda: Mr. Schindler inquired if the agenda was acceptable; the Board adopted the agenda as presented.

Homeowner Forum:

Two separate homeowners, via chat mode, questioned the Board about when there would be the possibility of “adult swim” and “swim at your own risk.”

Mr. D’Anna, as the head of the Community Center Management Committee, answered their questions, indicating that this was actually at the forefront of the latest CCMC dialogue and he expected an email regarding such to be sent out within the next couple of days. He indicated that two lanes of the swimming pool would always be reserved for exclusive homeowner usage, and for now the hours would be 5:30 a.m. to 8:30 p.m. daily. Each resident interested in adult swim would need to fill out an Adult Swim Policy Waiver, after which one would have access to the exterior and interior pool gates; and, for safety and security purposes, everyone entering the facility must scan in individually.

A homeowner, via chat, inquired about the hours that Ohana was present at the pool, expressing his preference for not having to share the swimming pool with Ohana swimmers. Mr. Schindler detailed the present hours for Ohana, emphasizing that even when Ohana was present there are always two lanes reserved exclusively for homeowners. Mr. Schindler described that through their contract, it is Ohana who pays completely for the heating costs of the pool so that homeowners may enjoy the pool year-round. The homeowner thanked Mr. Schindler and indicated that he now felt he had a much better understanding of pool usage.

Appointment of Election Committee for 2021 Board of Directors Election Committee:

Mr. Schindler informed that the Election Committee for the upcoming election of Board members is to be comprised of three (3) Board of Directors and a minimum of three (3) non-Board-member homeowners. Mr. Schindler and Mr. Jackson agreed to work on the Election Committee as board members. There were no homeowner volunteers from the audience for the non-Board-member positions. Mr. Schindler said that the Board would search to fill the vacancies within the next week.

Mr. Schindler summarized the Membership Meeting, announcing the candidates running for each position, indicating that there was no one who had come forward for Area 5 Director. Mr. Thomas encouraged one of the participants in the audience to run for Area 5 Director, expressing his beliefs that he would make a very good director. The homeowner declined.

Mr. Jackson indicated that an email blast would be sent to all homeowners before September 14th regarding the upcoming elections.

Security Report – Ryan Aduddell, 2nd Vice President:

Mr. Aduddell advised that security reports are coming in regularly from the County. He indicated that there was nothing significant to report this month: there were some domestic calls and traffic stops as well as a runaway who was stopped. He indicated that he became aware of some false reports on social media regarding the police being defunded in our area.

Mr. Aduddell's security committee continues its analyzation of the performance of MNW's contract with the Harris County Sheriff's Department and continues to compare MNW's contract with the service received in similar neighborhoods. The finding is that our neighborhood has good coverage, that our officers are not shared with other neighborhoods, and that Officer Garcia working on the swing shift is a great addition. Mr. Aduddell believes it is a great positive that the names of persons involved in incidents in the neighborhood are not posted on social media by the Sheriff's department as is the case with other agencies.

Contract Updates – Jay Jackson, 1st Vice President:

Mr. Jackson informed that our contract with SCS Management comes up for renewal by the end of the year. In that regard, he and Mr. Schindler have compiled a Request for Proposal (RFP) to be sent to several local property management companies, including our present management company, SCS Management, inviting them to bid on the services needed within MNW. Once all the bids have been submitted, a committee will be formed to analyze the companies' bids.

Progress continues on the Reserve Study and the Independent Audit.

Approval of Director Appointment – Greg Schindler:

Mr. Schindler introduced his nominations for the vacant Area Director positions: Matt Sneller for Area 2 Director and Erik Bartlow for Area 6 Director. He gave their backgrounds as he knew them and their reasons as espoused to him for wanting to be on the Board. Neither Mr. Sneller nor Mr. Bartlow were online for the meeting. The Board did not feel comfortable proceeding with their nominations until they had a chance to personally meet and speak with the nominees. This matter was tabled until a future date.

There being no further business to come before the Board, with a motion from Mr. Jackson and a second from Mrs. Hemphill, Mr. Schindler adjourned the meeting at 8:37 p.m.