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## **Memorial Northwest Homeowners Association**

17440 Theiss Mail Route  
Klein, TX 77379

## **Meeting of the Board of Directors**

Tuesday, April 6, 2021

### **PRESENT:**

Greg Schindler, President  
Jay Jackson, 1<sup>st</sup> Vice President  
Ryan Aduddell, 2<sup>nd</sup> Vice President  
Stephanie Williams, Treasurer  
Joy Hemphill, Secretary

Art Byram, Area 1  
George D'Anna, Area 3  
Erik Bartlow, Area 6

### **PROPERTY MANAGEMENT:**

Cathy Jenson of SCS Management Services, LLC  
Roxy Gonzalez of SCS Management Services, LLC

### **ABSENT:**

Sarah Mueller, 3<sup>rd</sup> Vice President  
Matt Sneller, Area 2  
Rebecca Talley, Area 4  
Michelle Rodriguez, Area 7

### **VACANT:**

Area 5

### **ALSO PRESENT:**

Officer Lopez, HCSO

## **Executive Session (7:00 p.m. – 7:58 p.m.)**

Mr. Schindler presented Ms. Tammi Rogers as the new MNW aquatics director for 2021. Ms. Rogers took some time to introduce herself, outline her history, education and experience, as well as to summarize how she envisions moving forward in managing the pool for MNW. The Board asked her questions and discussed her responses. The Board welcomed Ms. Rogers.

The Board reviewed the Northlaw and Michael T. Gainer Legal Status reports, articulating concerns on several accounts. The Board expressed frustration over what seems to be vagueness on some reported deed restriction violations, with the impact of confusion for both the homeowners and Area Directors. A roundtable discussion was had between the Board and SCS representatives on the interactions and communications between SCS and the attorneys and how to ensure that the processes move forward, as opposed to laterally, in handling homeowner

issues. A request was made that an applied focus be towards delinquent assessments and long-term deed restrictions.

## **General Meeting (8:00 p.m. – 9:30 p.m.)**

For the homeowners present, Mr. Schindler gave a synopsis of the executive session. He indicated that the board, via e-mail, had approved a new aquatics director, Ms. Tammi Rogers, CPO, outlining some of Ms. Rogers' qualifications as well as mentioning ideas for future pool-utilization plans being discussed. Mr. Schindler informed that having Ms. Rogers will save money in regard to Progressive Pool Management.

**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. There were eleven homeowners in attendance, with six addressing the Board.

A homeowner came before the Board to give an update from his presentation before the Board on March 3, 2020, where he was concerned about unevenness of a common sidewalk en route to Doerre Intermediate School and a deteriorating fence in the same vicinity. He indicated that Harris County Precinct 4 denied the area as being a part of their responsibility. The homeowner stated that he would provide the board with photos and the exact locations of each for further investigation.

The homeowner also recommends that the HOA consider updating the neighborhood monuments at the entrances of our subdivision to improve the esthetics.

A second homeowner and his wife came forward complaining about the continuous neglect of a home on their cul-de-sac. They indicated that the home appears abandoned, is in a state of such disrepair that it is seemingly "falling apart," and there are trash bags at the curb for days before being picked up. They have a concern about bats, mosquitos, fallen gates and broken windows. There was discussion between the Board and the couple about the necessary legal steps and time sequences involved in correctly resolving such issues. The Board indicated that they were restrained by privacy laws to indicate whether such was being presently pursued with regard to the home in question, but indicated that the Board always appreciates such information from neighbors and assured that it would be followed up.

Another homeowner who also lives on the same cul-de-sac approached the Board with many complaints about the same home. He indicated that he lives right across the street from this home and that it has become such a nuisance that he often considers leaving the home that he has lived in and loved for over thirty years. An additional grievance he has is the amount of dog

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excrement that is left in his yard daily from people who walk their dogs on the sidewalk along Champion Forest. Finally, he has a complaint about the continual barking from the three dogs of the neighbor who lives behind him. He says the barking is constant during the day and that he cannot enjoy his backyard. He would like the two-dog per homeowner deed restriction enforced on the neighbor who lives behind him. With regard to the purported health issues involving the referenced home, the Board recommended that the Harris County Health Department be contacted at 713-439-6000.

Two separate homeowners, one in Area 1 and the other in Area 2 of Memorial Northwest, presented with complaints of no response when contacting SCS Management. They had indicated repeated attempts to contact SCS, leaving messages, and not ever getting a response. The Board indicated they would absolutely check into this and suggested, if this happens again, to please alert their Area Directors to such.

A final homeowner approached the Board indicating that he would like to put his name forward as willing to volunteer on any committees of the MNW HOA Board of Directors where he may be needed. He was requested to email his information to the Board of Directors.

## **Proposed Changes to COVID Policy Addendum:**

Mr. D'Anna, on behalf of the Community Club Management Committee (CCMC), suggests that the policy procedures enacted as a result of and in response to COVID-19 be amended, to-wit: the opening of the tennis courts to pre-COVID standards, and the constraints on the guest policy at the swimming pool be upgraded so as to allow members to bring registered guests to the pool.

There was discussion as to the extent of the recommended policy adjustments and how they were derived. There were clarifying questions as to whether this also included the fitness center and the meeting room. Mr. D'Anna indicated that the fitness center and meeting room were not yet included in the proposed lifting of emergency policies, but that they were under discussion to be addressed in the near future.

Mr. Aduddell made a motion to repeal in its entirety the COVID-19 policy restrictions on all aspects of the community property. The motion failed as there was no second of the motion, nor any discussion in this regard.

After further discussion of Mr. D'Anna's proposal, Mr. Aduddell motioned that the CCMC proposed policies with regard to the tennis courts and the guest policy at the pool be accepted. Ms. Hemphill seconded. All voted in favor of the recommended COVID-19 policy update.

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**Contracts:** Mr. Jackson updated the board on the following contracts:

**Tennis Pro Contract:** Mr. Jackson presented the Tennis Court Lease Agreement that has been negotiated with the tennis professional for approval from the Board. The highlights of the proposed Lease Agreement are:

- The tennis professional is an independent contractor and not in any way an employee of MNW Homeowners Association;
- The Tennis Professional will pay a lease payment of \$100.00 per month per court as compensation for the reserved courts;
- The Tennis Professional may change the number of desired courts up to four times a year, i.e., for such things as tennis camps, et cetera;
- The Tennis Professional may use the Pro Shop as needed, but this use is not exclusive to the Tennis Pro;
- The Tennis Professional is to offer his services to all Members and non-Members;
- The Tennis Professional is responsible for collecting and remitting to MNW HOA the amount of \$250.00 in tennis court fees per year from non-members. Mr. Jackson explained that these fees are not designed to make a profit for the MNW Homeowners Association, but simply to provide for wear and tear costs.

There was a roundtable discussion of the proposed contract. A member of the tennis league strongly objected to the \$250 annual fee for non-members suggesting, rather, that this would be more advantageous to non-members if it were on an ad hoc basis as opposed to a one-time annual fee. The discussion ensued as to how such piecemeal collection efforts could be implemented and the enormous administrative costs associated with proceeding in such a manner. Mr. Schindler recommended that the fee structure be broken out separately.

Mr. Aduddell motioned to table the contract for now. Mr. Bartlow seconded the motion. Mr. Aduddell's motion was approved with six in favor, one against, and one abstention.

**Texas Pride Disposal:** Mr. Jackson indicated that the problems the neighborhood faced in the initial implementation of Texas Pride Disposal for trash service were much better and that contract was functioning well.

**Security:** Mr. Aduddell presented a written report, noting the following: Memorial Northwest had another quiet month in March. There was an uptick in traffic stops due to the easing of COVID-related restrictions by Sheriff Gonzalez, the result being those stops being a little higher than normal. This should remind the daily drivers to get their driving habits in check. We had one additional theft ("other theft" on the chart) last month, which on a 12-month average is 1.47 per month. We had two "In Progress – Life in Danger" calls that were dispositioned as non-life-threatening. One call was a homeowner who thought someone was in their home and no one was

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found. The other was a missing child that was located by our officers and returned safely to the parents.

We still do not have any official communication on the results or plans for the traffic study and planning on Champion Forest Drive, so we have nothing to report regarding the traffic study.

There being no further business before the Board, Mr. Schindler adjourned the meeting at 9:30 PM.

Next Board of Directors Meeting: Tuesday, May 4<sup>th</sup>, 2021