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Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, May 4, 2021

PRESENT:

Greg Schindler, President

Jay Jackson, 1st Vice President

Ryan Aduddell, 2nd Vice President

Stephanie Williams, Treasurer

Joy Hemphill, Secretary

Art Byram, Area 1

Matt Sneller, Area 2

George D'Anna, Area 3

Erik Bartlow, Area 6

Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Cathy Jensen of SCS Management Services, LLC

Margie Naranjo of SCS Management Services, LLC

ABSENT:

Sarah Mueller, 3rd Vice President

Rebecca Talley, Area 4

VACANT:

Area 5

Executive Session (7:08 p.m. – 7:52 p.m.)

The executive session minutes were prepared separately.

General Meeting (7:53 p.m. – 9:40 p.m.)

Mr. Schindler summarized the executive session, to-wit: The board met with a homeowner to discuss resolution of some deed restriction violations; thereafter, the board, SCS Management Company, and Attorney Robert North discussed methods for bettering processes and interaction.

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 ten homeowners in attendance, with four addressing the Board.

A homeowner conveyed anxiety about safety from so many cars being parked along the curbs of his street and frequently being frustrated from an inability to get out of his driveway from cars along the curbs.

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A homeowner came before the Board indicating that in her opinion the tennis court area looks great, but that she did have some consternation about the looks of the subdivision entrances, wondering when the plants killed in February's unprecedented freeze were to be replaced. A board member explained that the entrances are scheduled for routine update every quarter and, because of the uncertainty as to what plants would live or die after the freeze and as well as the closeness to the next scheduled quarterly update, May, the board decided to wait until May before updating the entrances. The homeowner urged that the entrances be replaced with commercial grade perennial plants and bushes as opposed to seasonal annual plants. Board member Ms. Rodriguez indicated that she was in the process of looking into plant replacements and welcomed any specific input into selections that the homeowner desired. The board member and homeowner agreed to get together for such discussion.

A homeowner concerned about safety approached the board inquiring about the schedule for the contract sheriff patrol officers in MNW, especially for his early morning walks at which time it is frequently still dark or at dawn. Mr. Aduddell addressed the homeowner's query, responding that, for safety reasons, he was reluctant to publicize the officers' exact schedule, indicating that Memorial Northwest runs a swing shift such that there frequently are overlapping times and the schedule is coordinated with the schedules of adjacent neighborhoods to ensure an officer was always in close proximity. Mr. Aduddell discussed some of his security report, which is further annotated later in these minutes.

A homeowner expressed a desire for a reopening of the Community Center fitness center, saying that he was not opposed to signing a COVID-related waiver to be allowed into the fitness center. Another homeowner also came forward expressing that he would like to get back into the gym as soon as possible.

Board Referral List.

The board went through the Open Violations List making recommendations, after which Mr. Schindler announced that he would send an updated list to SCS Management.

Mr. Schindler stated that he would like SCS to focus on the homes that had multiple deed restriction violations and, if there were two or more deed restrictions on a property that he wants one letter to be sent to the homeowner enumerating all the violations as opposed to several letters with one violation each. Mr. Naranjo explained the nuances of SCS's software being such that letters were automatically generated when a violation was noted in the system and that putting several violations in one letter would have to be manually done and, thus, be too time-consuming. Mr. Schindler then requested that all such generated letters at least be put into one envelope for the homeowner.

Security: Mr. Aduddell gave the following security report: He raised the question of interest in enforcing deed restrictions with regard to parking on curbs, indicating he plans to move forward

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working with the board towards enforcing deed restrictions as soon as possible. Mr. Aduddell states: We continue to see traffic safety and EMS issues with vehicles being parked on the street. Though these are county roads, some may take the position that there is a contractual obligation to follow the deed restrictions. The deed restrictions state that parking on the street is very time limited and should not occur on a daily basis. Vehicles parked on the street can impede EMS/Firefighters from reaching a property quickly and, more importantly, life-saving time. Vehicles parked on the street also decrease line of sight and cause pedestrians to be more difficult to see.

Our reported vehicle theft numbers and vehicle burglary numbers are very low (less than 10 are reported each year); the biggest spike in these events is in May, June, and July. The likelihood of one's vehicle being burglarized in their driveway is 20 times less likely than if it is parked on the street and 60 times less likely if it is parked in the garage. The best plan is to lower risk of loss by protecting one's vehicles and removing all valuables from them if they are not secured in the garage.

Another recent spike is our officers have been giving out more tickets for traffic stops. Historically speaking, the biggest spike we see in traffic stops is in the summer. Ironically, the majority of these stops are of neighbors and not, as is often speculated, people passing through the neighborhood.

We did see a marked increase in family disturbance calls with over five calls in April from a marked lower month than normal in March. We also have seen an increase in "run-aways" which typically does increase toward the end of the school year and as weather improves. Our officers are doing a great job locating these individuals. I want to highlight that we did have an increase in reported suspicious persons of over five events from last month. Looking back over the last three years, this has been a trend each spring. Perhaps more people are out walking and enjoying the weather.

Finally, we received communication back from the county regarding the traffic study on Champion Forest Drive. The project has not been finalized and could change between now and the bidding process. The project is scheduled to go out for bid in the spring of 2022. Until the project is finalized, there is nothing accurate to report. My personal feeling is that until the project is completed, anything can change with a government project.

Contracts: Mr. Jackson indicated that implementation of the Texas Pride Disposal contract is improving, though there is still much room for improvement. Trash volumes are still elevated due to freeze-damage trash.

Architectural Control: Mr. Schindler, on behalf of Ms. Mueller, 3rd Vice President in charge of ACC, reported that the Architectural Control Committee is on top of all applications received.

Treasurer's Report: Mr. Schindler and Ms. Williams directed the board's attention to the Collections Report. Regarding recovery income, Mr. Schindler indicates that he would like to impress on our homeowners that it would be better to spend the money on the upkeep of one's home as opposed to later spending it on attorneys for deed restriction enforcement.

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He emphasized that the number for Grandfathered members has been consistently trending downward over the years.

Community Center Management Committee:

Ms. Tammi Rogers presented a document with reference to and verbally reported to the board the costs for training supplies, certification costs and lifeguard incentives at the pool. She discussed staffing at the pool and some of the swim programs she is working towards implementing. She indicates that all is working well.

Proposed Changes to COVID Policy Addendum:

Mr. D'Anna indicated the Community Club Management Committee (CCMC) was working on loosening policy procedures enacted as a result of and in response to COVID-19 on the fitness center and community meeting room.

Mr. Aduddell motioned to repeal in its entirety the COVID-19 policy restrictions on all aspects of the community property. Mr. Jackson seconded the motion with the caveat that there be discussion of the motion and options.

Many options and scenarios were discussed, including: waivers for the fitness room, limiting the fitness room to those who signed affidavits that they had been fully vaccinated, how to administer such policies, the impact on safety for employees working in the community center.

Mr. D'Anna amended Mr. Aduddell's motion to add opening amenities with signed waivers. There was no second.

Mr. Aduddell renewed his motion to repeal all COVID-19 emergency policy restrictions on the use of the Community Center amenities. Mr. Jackson seconded the motion. The motion was carried with eight voting for and one voting against.

New Business: (None)

Ms. Hemphill made a motion to adjourn the meeting, seconded by Mr. Bartlow. All voted in favor.

There being no further business before the Board, Mr. Schindler adjourned the meeting at 9:40 PM.

Next Board of Directors Meeting: Tuesday, June 1, 2021