

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, July 6, 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

Rebecca Talley, Area 4

Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Margie Naranjo of SCS Management Services, LLC

ABSENT:

Sarah Mueller, 3rd Vice President

Matt Sneller, Area 2

Gerome D'Anna, Area 3

Erik Bartlow, Area 6

VACANT:

Area 5

Executive Session (7:05 p.m. – 7:31 p.m.)

The legal status report of Robert V. North, North Law, P.C., and the specific properties mentioned therein were discussed and Board actions taken with regard to each listed property. Ms. Naranjo of SCS Management was directed to then contact Mr. North to apprise him of the Board's decisions vis-à-vis each property listed on the legal status report. There are 87 accounts with North Law and approximately a half dozen remaining with lawyer Michael T. Gainer.

General Meeting (7:36 p.m. – 8:58 p.m.)

For the homeowners present, Mr. Schindler summarized the executive session as indicated above.

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 three homeowners in attendance, with three addressing the Board.

A homeowner requested permission to have large banners printed for the entrances of Memorial Northwest advising of upcoming board of directors meetings. She also offered to be responsible for having the banners printed as well as appropriately putting them out in advance of the board meetings and removing them afterwards. The board will discuss.

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A homeowner complained of their neighbor placing garbage cans on the homeowner's property as opposed to in front of the neighbor's home. The board asked if the homeowner had any photographs of the situation mentioned; the homeowner did not. The board requested the homeowner to take and present photographs so the board could better discern and address the situation. The homeowner agreed to do this. The board informed the homeowner that she had not yet submitted a fence application as she had indicated at the May 2021 board meeting would be forthcoming. She agreed to check into this and submit a proper fence application.

A homeowner questioned why the lap pool had to be closed when there was a fecal incident in the children's pool. The board will check with the pool manager as to the situation and status in this regard.

2021 Texas Legislative Update:

The board went through a PowerPoint presentation of the changes required by Texas Senate Bill 1588, which enacts changes to the Texas Property Code, and MNW's position with regard to the upcoming changes. Memorial Northwest already follows many of the protocols required by Senate Bill 1588, and management protocols were adjusted in order to meet all issues addressed in the bill. The change regarding religious displays starts immediately and all others take effect September 1, 2021.

Board Referral List.

The board went through the Open Violations List making recommendations. There were 10 properties which required a Board decision. After discussion of each individual property, decisions were made with regard to each. SCS was apprised of the actions to take.

Security: Mr. Aduddell gave the following security report, to-wit: The security call status remains consistently low within the community. There were two vehicle thefts reported in the past month: one unlocked car parked on the curb was burglarized and one locked truck parked in the driveway was burglarized. Historically, the biggest spike in these car thefts is in May, June, and July.

Mr. Aduddell reiterated his advice that neighbors park off the streets or in their garages. 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. Mr. Aduddell continues to urge the installation of security cameras.

Contracts: Mr. Jackson indicated that this month's activities included the reviewing the MNW's audit, noting that there were some issues that needed addressing and explanation. Invoices are being checked. Efforts are being made to bridge audits historically so as to get a better picture of what is happening.

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Architectural Control: Mr. Schindler reported on behalf of the Architectural Control Committee that the gambit of applications was mainly for paint and then also solar panels and pools. All application reviews are up to date.

Treasurer's Report: Ms. Williams reported efforts underway to obtain debit cards for petty case for the Community Club Manager and the Pool Manager.

Area 5 Director Appointment:

Mr. Schindler introduced Denise Ostner to the board as a potential Area 5 director. Ms. Ostner indicates: she has been in the community for 20 years and walks her dogs twice daily around her area. She expresses enthusiasm for wanting to help the neighborhood, that she has the five to ten hours a week to devote and would gladly make herself available for homeowner calls.

After roundtable questioning of Ms. Ostner, the board unanimously voted to approve her for the position of Area 5 director.

Committee Reports:

Common Area Management: Ms. Rodriguez gave her appraisal of the recent landscaping: it is her personal preference to have more landscape color going forward. Past practices and MNW's history with prior landscape companies were discussed. Curb repair in a cul-de-sac through Precinct 4 was discussed.

Community Club Management Committee:

The committee is in the process of replacing rotted wood as needed. The tennis courts are being power-washed in between our recent rains.

Social Committee:

The July 4th neighborhood celebration organized by the Social Committee was a success and came in under budget.

New Business: A enquiry was made as to whether a replacement had been found as editor for the *Memorial Northwest Messenger*. As of this date, no one has stepped forward to volunteer for the editor position.

Two additional homeowners appeared towards the end of the meeting, wishing to speak with SCS Management regarding their accounts. Mr. Schindler directed them towards Ms. Naranjo.

There being no further business before the Board, Mr. Schindler adjourned the meeting at 8:58 p.m.

Next Board of Directors Meeting: Tuesday, August 3, 2021