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Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, August 3, 2021

PRESENT:

Greg Schindler, President

Jay Jackson, 1st Vice President

Ryan Aduddell, 2nd Vice President

Joy Hemphill, Secretary

Art Byram, Area 1

George D'Anna, Area 3

Rebecca Talley, Area 4

Erik Bartlow, Area 6

Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Cathy Jensen, Director of Client Services, Chaparral Management Company/ previously SCS Management Services, LLC

Margie Naranjo, Chaparral Management Company/ previously SCS Management Services, LLC

Tammy Evans, General Manager, Chaparral Management Company

ABSENT:

Sarah Mueller, 3rd Vice President

Stephanie Williams, Treasurer

Matt Sneller, Area 2

Denise Ostner, Area 5

Executive Session (7:04 p.m. – 7:55 p.m.)

Minutes for the Executive Session were prepared under separate cover.

General Meeting (7:58 p.m. – 9:15 p.m.)

Mr. Schindler summarized the executive session as follows: The board considered evidence in the termination of community center privileges for a homeowner, went through the attorney Legal Status Report, discussed ways to become more efficient in working with the attorney, and confirmed with Chaparral Management that changes required by Texas Senate Bill 1588 have been implemented.

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 eight homeowners in attendance, with four addressing the Board.

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Three homeowners approached following up on a complaint originally made in April of 2021 regarding a neglected home on Colonial Oaks Lane. The home remains neglected, the lawn is not mowed, and there is concern over the rodent population. One homeowner indicated that he is mowing and pulling weeds from the portion of the home that abuts his own property so as to mollify the unsightly appearance at his home, which is for sale. They have a concern about bats, mosquitos, fallen gates and broken windows. There was discussion between the Board and the homeowners about the necessary legal steps and time sequences involved in correctly resolving such issues, but because of legal privacy laws such actions against any particular property could not be divulged. The Board indicated that forced mowing would be immediately implemented. The Board suggested that all the homeowners also make a nuisance and health complaint with Harris Count Precinct 4.

A homeowner complains of and seeks clarification on rules regarding two items: The first, loud and aggressive dog barking and, secondly, a neighbor who mows their lawn at 6:00 a.m. The laws regarding each were explained to the homeowner.

A homeowner wished to introduce herself as a new neighbor, saying she would be interested in volunteering on HOA committees.

Nomination Committee Selection:

Mr. Schindler opened the floor to volunteers for the Nomination Committee. Pursuant to the bylaws, the nominating committee should consist of three board members and two non-board-member homeowners. Ms. Ykeshia Davis had volunteered via the online portal. Ms. Michelle Page volunteered from the audience. Board members who volunteered were Joy Hemphill, Art Byram and Gerome D'Anna. Email blasts will be sent to all registered homeowners requesting candidates to fill the positions up for election. Ms. Talley indicated that she will not be seeking reelection as Area 4 Director. Nominations need to be finalized by August 31, 2021.

Board Referral List.

The board went through the Open Violations List. After discussion of the nuances of some properties, all the properties were moved forward to the next step.

Security: Mr. Aduddell gave the following security report: There were three driveway vehicle thefts reported for the past month. All vehicles were unlocked and one had left keys in the car.

There were three crimes committed by children at the same group home address, which were deemed to not pose a threat to other neighborhood households.

Memorial Northwest's longstanding contract deputies have been promoted and MNW now has two new contract deputy sheriffs assigned to the neighborhood. They are Officer Payan and Officer Burleson. Less than the normal amount of traffic stops was realized in the last month,

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20 to 25. Mr. Aduddell has emphasized to the new deputies that MNW expects traffic laws to be strictly enforced.

Contracts: Mr. Jackson indicated that the trash contract is much improved, though still experiencing an occasional shortfall. Because of past performance during COVID-19 upswings, there is some consternation about future impact to the trash service due to the recent uptick in COVID-19 cases due to the Delta variant.

Mr. Jackson wishes to reconvene the committee to review the management company contract.

The audit/reserve study is underway.

Architectural Control Committee: Mr. Schindler, on behalf Ms. Mueller, 3rd Vice President in charge of ACC, reported that the ACC has approved several applications during the past month, mostly for fences and solar panels. The ACC committee rejected an application for a 4-foot white picket fence around the property building line.

Treasurer's Report: Mr. Schindler reports that MNW's accounts are in good fiscal condition. He reports there is approximately \$80,000 to \$100,000 outstanding in legal.

New Business: (None)

Mr. D'Anna motioned that the meeting be adjourned, with a second by Mr. Bartlow. All voted in favor.

There being no further business before the Board, Mr. Schindler adjourned the meeting at 9:15 p.m.

Next Board of Directors Meeting: Tuesday, September 7, 2021