

# MINUTES

## Memorial Northwest Homeowners Association

17440 Theiss Mail Route  
Klein, TX 77379

## Meeting of the Board of Directors – General Session

Tuesday, September 7, 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

Gerome D’Anna, Area 3

Denise Ostner, Area 5

Erik Bartlow, Area 6

Michelle Rodriguez, Area 7

### PROPERTY MANAGEMENT:

Margie Naranjo, Chaparral Management Company – Katy

Cathy Jensen, Chaparral Management Company – Katy

Officer Burluson – Harris County Sheriff’s Deputy

### ABSENT:

Matt Sneller, Area 2

Sarah Mueller, 3<sup>rd</sup> Vice President

Rebecca Talley, Area 4

Art Byram, Area 1

## General Meeting (8:16 p.m. – 9:28 p.m.)

Mr. Schindler summarized the executive session, as follows: The board heard from a homeowner regarding access to the facilities and went over the Legal Status report.

**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.

A homeowner spoke to the board, rhetorically asking what we are doing to help our neighbors, mentioning that people may be having difficulties as a result of Covid. He suggested that deed-restriction enforcement and assessment collections should be temporarily put in abeyance so as to assist neighbors who are having such difficulties. He recommended setting up a system within the homeowners association that homeowners could work off their fees and in which necessities and services could be provided to such homeowners.

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The board explained that Memorial Northwest Homeowners Association was a non-profit established under the Texas Non-Profit Corporation Act with specific duties to all homeowners and, as such, was prohibited from providing preferential treatment to one homeowner over and above the treatment it offered to another homeowner, stressing that the board must always remain impartial. The board, declaring a general affinity for charity, suggested that homeowners could establish their own group to service the needs of such affected homeowners, possibly through a venue such as the Memorial Northwest newsletter, *The Messenger*, the Facebook group or NextDoor. Another homeowner from the floor offered this homeowner to personally pay to have the lawns mowed of some disadvantaged homeowners if he would get him the names.

A homeowner complained of a letter she had received from Chaparral Management Company on behalf of the Homeowners Association regarding a dead crepe myrtle tree in her yard, while a neighbor whose yard was in a worse condition than hers did not receive any letters. She also complained about some flooding inside her house as a result of Winter Storm Uri, claiming that the assistance that Mr. Bartlow and Mr. Aduddell offered was not sufficient. She had 11x20 photos depicting the tree in question and drainage-control rocks in the yard. It was explained that the board, due to privacy constraints, was not permitted to discuss any letters her neighbors may or may not have received. Messrs. Bartlow and Aduddell explained that their attempt to help her after Winter Storm Uri was on their own behalf as her neighbor and not in consultation with or on behalf of the board.

## **Board Referral List.**

The Board went through the Open Violations List with each area director making recommendations appurtenant to their areas and recommending to advance forward on the remaining properties.

## **Election Committee Formed:**

Mr. Schindler requested that Mrs. Hemphill address regarding formation of the election committee.

Mrs. Hemphill explained for the homeowners present that per Article IV, Section 3, of the MNW By-Laws, the president is to appoint an election committee consisting of three current board members not up for election along with three non-board-member homeowners.

Mrs. Hemphill introduced two homeowners who via email had volunteered to serve on the election committee, Mrs. Erin Berger and Mr. Elson Ayoub.

Mr. Schindler asked for board members who wished to serve on the election committee and a homeowner volunteer from the floor to fill the third position.

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**The election committee consists of:**

Michelle Rodriguez, Area 7 director

Denise Ostner, Area 5 director

Joy Hemphill, Secretary

Erin Berger

Elson Ayoub

Dominic Crocco

**Security Report:**

Mr. Aduddell reports the sheriff deputies are doing a great job monitoring priority calls; vehicle-involved incidents have reduced, most likely due to school being back in session. The sergeant in charge of contracts is meeting with MNW's two new officers to coach on issues of traffic and parking. Mr. Aduddell specified that though we are not looking for quotas, we do want traffic laws enforced for the safety of our residents. Mr. Schindler emphasized that if cars are illegally parked on the curb, especially in the wrong direction, he wanted them ticketed as they posed an extra safety threat to oncoming traffic, especially at night.

Due to the lateness of the hour, Mr. Schindler adjourned the meeting at 9:28 p.m.

Next Board of Directors Meeting: Tuesday, October 5, 2021