

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors – General Session

Tuesday, October 5, 2021

PRESENT:

Greg Schindler, President

Jay Jackson, 1st Vice President

Ryan Aduddell, 2nd Vice President

Sarah Mueller, 3rd Vice President

Stephanie Williams, Treasurer

Joy Hemphill, Secretary

Art Byram, Area 1

Gerome D’Anna, Area 3

Erik Bartlow, Area 6

Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Margie Naranjo, Chaparral Management Company – Katy

Cathy Jensen, Chaparral Management Company – Katy

Officer Lopez – Harris County Sheriff’s Deputy

ABSENT:

Matt Sneller, Area 2

Rebecca Talley, Area 4

Denise Ostner, Area 5

General Meeting (8:12 p.m. – 9:15 p.m.)

Mr. Schindler summarized the executive session, as follows: The board had hearings with two homeowners pursuant to Texas Property Code Section 209.

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 present.

A homeowner stated that she did not sign up to address the board, however, she had a question she would like addressed, to-wit: Where are we (as the HOA board) in regards to pursuing deed-restriction violations? The homeowner acknowledged that she knew we could not speak about individual homeowner deed-restriction violations, but wondered if the pursuing of deed-restriction violators, especially with regard to deteriorated driveways, was back in action after being halted during the COVID-19 pandemic.

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Mr. Jackson responded to the homeowner, accordingly: Deed restriction enforcement has never ceased nor relaxed during the COVID-19 pandemic. However, there has been a backlog at the courthouses during the COVID-19 pandemic, thus preventing some cases from going forward as timely as has been the case of past experience.

Board Referral List.

Mr. Schindler suspended the normally scheduled “board referral list” in order to have a roundtable discussion on how the board generally and area directors particularly can possibly improve the outcomes of deed restriction violations and interactions with the homeowners who have received such violation letters.

Some of the suggestions and discussions were:

- 1) To be involved, work personally with the homeowner as to how to most effectively resolve issues.
- 2) Be precise as to what you want the homeowner to accomplish.
- 3) Work on the timelines with each homeowner as to when issues can be resolved.
- 4) Try to find out and communicate if there is a homeowner “back story” that may influence actions to be taken going forward.
- 5) Initiate contact to reach out to the homeowners; it is permissible to telephone them to accomplish this.
- 6) In all of these actions, remember to practice courtesy and to respect the privacy of the homeowners.
- 7) If one sees obvious deed-restriction violations not on the violation list, the area director can report these to Margie at Chaparral Management.

Mrs. Naranjo expressed that generally she only hears from two area directors each month with regard to the actions to be taken on homeowner violations and needs to hear from all the area directors with regard to their assigned areas. She makes an appeal that any board correspondence includes the action number found on the violation. She warns to take special care to ensure that any email correspondence a Board member engages in to actually be between the homeowner claimed in the email, that there have been occasions of mischief where an email which is sent is not from the homeowner it claims.

Security Report:

Mr. Aduddell reports: the sheriff deputies are doing a great job monitoring priority calls. Ironically, today is also National Night Out where Mr. Aduddell hopes the neighbors are out meeting one another and visiting with the officers that patrol our area.

Social Committee:

Mr. Aduddell reminds everyone that the Trunk or Treat event will be held on Saturday, October 23rd, 2021 from 10:00 a.m. until 12:00 noon, in the parking lot of the MNW Community Center.

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Contracts:

Mr. Jackson apprises that several contracts are coming up for renewal. He announced that the budget for 2022 is being worked up, that the budget will be presented in November's meeting, at which time the board will be presented with an assessment proposal. The assessment is presently at \$693 per homeowner. Mr. Jackson emphasizes the importance of making the right decision for the homeowners.

Treasurers Report:

Mrs. Williams reports that the treasurer's report, in general, resembles that of Mr. Jackson: that the budget is being worked on with the goal of having an assessment proposal by November. Otherwise, there is nothing out of the standard monthly events.

Architectural Control Committee:

Mrs. Mueller indicates that all is on schedule at the ACC and nothing is past 30 days.

Landscaping:

Mrs. Rodriguez notifies that she has been receiving and studying proposals for Christmas decorations and lighting in MNW. She informs that last year MNW used Kingdom Lighting. She would like to have a proposal presented to and decided on by the board in November for December's Christmas lighting.

Mr. Schindler adjourned the meeting at 9:15 p.m.

Next Board of Directors Meeting: Tuesday, November 2, 2021