

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors – General Session

Tuesday, November 2, 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

Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Margie Naranjo, Chaparral Management Company – Katy

Cathy Jensen, Chaparral Management Company – Katy

ABSENT:

Matt Sneller, Area 2

Gerome D’Anna, Area 3

Denise Ostner, Area 5

Erik Bartlow, Area 6

VACANT:

3rd Vice President

Executive Session (7:05 p.m. – 7:48 p.m.)

General Session (7:55 p.m. – 9:15 p.m.)

Mr. Schindler summarized the executive session for the homeowners, as follows: The board maintained a member’s suspension in full effect.

The board would like to see cases pending with the lawyer brought to final conclusions; the MNW HOA wants its day in court with the goal of moving cases to resolution and maintaining our position in court relative to other industry parties.

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.

Announcement of Resignations: Mr. Schindler announced the resignation of the HOA’s 3rd Vice President (ACC), Sarah Mueller. Between her law practice and family responsibilities,

MINUTES

Mrs. Mueller found it impossible to balance all her duties. The board was very appreciative for all of her great work over the years and wishes her the best going forward.

The community center aquatics director turned in her resignation to take another job. The board is presently looking at alternatives for next year.

Homeowners Forum: Mr. Schindler opened the floor to those homeowners wishing to address the Board. There were 3 homeowners present. One homeowner informed the board that she received a violation letter from the management company and that it did not mention that the homeowner should contact their area director. She would like to see the deed violation letters be modified to properly inform the homeowners that they should contact their area directors.

BOARD SCHEDULED ACTIONS

Approval of 2022 Budget:

The board went through and discussed the budget proposed for 2022. It was noted that there was a healthy reserve this year.

Mr. Aduddell introduced the board to Flock Safety, wishing to add a \$30,000 budget line item in order to consider a proposal for Flock Safety. Mr. Aduddell stated Flock Safety is a user-friendly, non-invasive way to help stop crime and has been used in close-by neighborhoods. HOAs and law enforcement work together to capture the objective evidence needed to reduce crime rates and improve neighborhood security. This would consist of 12 searchable cameras installed in pivotal areas throughout the neighborhood at \$2,500 per camera per year.

Mr. Byram motioned to accept the budget as amended with the line item for Flock Safety. Mr. Aduddell seconded the motion. All board members voted in favor.

Vote 2022 Membership Assessment:

Mr. Aduddell motioned that HOA assessments be increased 3%, from \$693 to \$713.80, for 2022. Mrs. Hemphill seconded the motion, stating she wished to hear discussion on the subject.

Mr. Aduddell voiced concerns regarding inflation, cost of energy, the devaluation of the dollar and its impact on the reserve study. Mr. Jackson expressed that no surprises were expected for the upcoming year, and Mr. Schindler directed the board's attention to the budget's healthy carryover.

MINUTES

Mr. Aduddell rescinded his prior motion, making a new motion to maintain assessments for 2022 at \$693. Mr. Jackson seconded the motion. The board voted unanimously in favor of the motion, preserving the assessment for 2022 at \$693.

Board Referral List.

There was unanimous consent to refer all on the list to the next level.

Landscaping:

Mrs. Rodriguez notifies that after analyzing proposals for Christmas decorations/lighting, she has gone with Precision Outdoor. Precision was within budget. The lighting should be installed before month's end.

Security Report:

Mr. Aduddell reports nothing of significance within the last month. There were a few cars broken into and an attractive nuisance complaint. Parking on curbs, a part of the deed restrictions that all homeowners signed agreeing to when purchasing their homes, is being explored under contract law.

Contracts:

Mr. Jackson apprises that work is proceeding for the next audit and reserve study.

Committee Reports/Minutes: None.

Mr. Schindler reminds that all committees (Social Committee, Security Committee, Common Area Grounds Committee and the ACC & Deed Restriction Committee) including the members must volunteer in writing to serve for 2022. All committees for 2021 expire on December 31, 2021. For some committees, the president must present each volunteer's name to the Board of Directors for approval.

With no further business, Mr. Schindler adjourned the meeting at 9:15 p.m.

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