

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, April 5, 2022

PRESENT:

Greg Schindler, President
Jay Jackson, 1st Vice President
Ryan Aduddell, 2nd Vice President
Kelley Minor, 3rd Vice President
Joy Hemphill, Secretary

Art Byram, Area 1
Catherine Persino, Area 2
Gerome D'Anna, Area 3
Erik Barlow, Area 6

PROPERTY MANAGEMENT:

Margie Naranjo, Chaparral Management Company – Katy

Officer Lopez – Harris County Sheriff's Office

ABSENT:

Stephanie Williams, Treasurer
Michelle Rodriguez, Area 7

VACANT:

Area 4 Director
Area 5 Director

**(The Executive Session was held from 7:02 p.m. until 7:48 p.m.
Minutes were prepared under separate cover.)**

General Session (7:49 p.m. – 9:10 p.m.)

Mr. Schindler summarized the executive session for the homeowners, to-wit: A homeowner 209 hearing was held; the final decision of the board will be mailed to the homeowner. The board covered the legal files of the Association.

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.

Klein ISD Bond Presentation:

Les Kompelien, Principal of Strack Intermediate, gave a presentation and answered questions regarding the upcoming Klein ISD Bond. Ms. Kompelien is a Klein High graduate, presently residing in MNW with two children. Early voting starts April 25th through May 3rd. Some of the highlights of Ms. Kompelien's presentation are:

There are four propositions on the ballot in differing amounts and covering distinct needs of the district ranging from: Proposition A, improving safety and security, addressing growth and capacity challenges, renovations to eight schools over 50 years of age (entire remodeling of

MINUTES

Theiss Elementary and an update to Doerre Intermediate, including another gym), renovation of all schools, and upgrading academic, arts and athletic spaces; Proposition B, providing classroom technology; Proposition C, construction of a new district events center on existing KISD-owned land with indoor seating for over 8,000, to feature academics, fine arts, athletics, career and technical education programs, graduation ceremonies and large community events; and Proposition D, building a new district-wide stadium on existing KISD-owned land and renovation of the 55-year-old Klein Memorial Stadium, built in 1967.

Ms. Kompelien considers Proposition A the most important as it covers items such as AC chillers, carpets, buses, etc. Proposition C would create a venue for graduations, eliminating the need for families and graduates driving to NRG stadium or sitting in the outdoor sun at Klein Memorial Stadium. Also, when not in use, the venue could be rented out to generate income to the district. Proposition D goes hand in hand with Proposition C in that the present 55-year-old stadium now handles a much larger population than originally intended, and Thursday evening football games would be eliminated with a new stadium.

There have been 10 bonds in the history of KISD, the first one when KISD had 3,000 students and now when KISD has 53,000 students. The projection is for the student population to continue to increase in the area.

The reason for four propositions is that in 2019 changes were made to section 45.003 of the Texas Education Code, now requiring school districts to divide bond elections into separate ballot propositions based on what is being financed.

Passage of all four bond propositions could result in a tax rate increase of \$0.03, keeping the tax rate lower than it was in 2021 and \$0.10 lower than it was in 2014. For the average home in KISD, the impact could be approximately \$5.75 per month. Historically, KISD has a strong tradition of making fiscally conservative projections and then outperforming those projections: the 2004, 2008 and 2015 bond referendums all came in under the projected maximum tax rate.

Bond interest rates are near all-time lows in the 42-year history of the Bond Buyer Index. If passed, the Bond will not be sold all at once, but in increments over time as needed to fund projects. KISD's repayment schedules are matched with the useful life of the assets being constructed or purchased. KISD's bonds are currently rated AA from S&P Global Ratings and Aa1 from Moody's. KISD has received the highest rating available, Superior, from the state's Financial Integrity Rating System.

KISD taxes are frozen for homeowners 65+. Approval of this bond would not result in an increase above the frozen amount.

Homeowners Forum:

Nine homeowners were present for the board meeting.

A homeowner questioned the board as to when homeowners were to receive an updated resident directory, the last one being in 2015. She expressed a willingness to volunteer for this endeavor. Mr. Jackson indicated that the lack of homeowner response, 12% of homeowners, is the reason

MINUTES

for the discontinuation of the resident directory. The homeowner suggested that information could possibly be updated via HCAD.

BOARD SCHEDULED ACTIONS

ACC Guideline Progress Report:

Mr. Schindler reported that there were 39 homeowners who were not on the ACC or the board of directors in attendance at the March 8th meeting to discuss possible ACC guideline updates. Numerous comments were collected during such meeting and via the website. The ACC will re-draft the proposed guidelines and again present them to MNW homeowners for comment.

Board Resolutions:

Resolution to collect Tenant residency information from Landlords.

Mr. Schindler presented to the board Certificate of Corporation Resolution 2022-0405A, approval of the Management Company to contact all Landlords by letter in order to maintain the following information: (1) contact information, including the name, mailing address, phone number and e-mail address of each person who will reside at a property in the subdivision under a lease; and (2) the commencement date and term of the lease.

After discussion, Mrs. Hemphill motioned to approve Resolution 2022-0405A, seconded by Mr. D'Anna. Resolution 2022-0405A was approved unanimously by all board members, signed by the President and Secretary, and entered into the minute book of the Association.

Resolution to proceed with enforcement (NNC)

Mr. Schindler presented to the board Certificate of Corporation Resolution 2022-0405C and its attached Exhibit 1 of accounts nonresponsive to written notice by the management company and which concerns have not been addressed. After discussion and, per the area directors, removal of Area 1 and Area 2 from the Exhibit 1 listing, the resolution authorizing the initiation of a Notice of Non-Compliance and the cost thereof applied to the property account of each owner was approved unanimously by all board members, signed by the President and Secretary, and entered into the minute book of the Association.

Resolution to proceed with enforcement, (Legal List):

Mr. Schindler presented to the board Certificate of Corporation Resolution 2022-0405D and its attached Exhibit 1, a list of properties who have not responded to duly provided written notice by the management company as required by Texas Property Code 209. Mr. Jackson motioned to move forward with the legal list, with a second from Mr. Bartlow. After discussion, the board of directors authorized the Management Company to provide to the Association's Legal Firm (1) all books and records associated with the accounts listed in Exhibit 1, (2) support legal counsel's endeavor to achieve compliance, (3) pay legal fees in accordance with the Legal Firm's fee rates, and (4) apply actual legal fee amounts to the respective owner accounts for collections, authorizing the Association's Legal Firm to seek all legal remedies to achieve compliance. The board voted unanimously to approve Corporate Resolution 2022-0405D, which was signed by the President and Secretary and entered into the minute book of the Association.

MINUTES

Security Report:

Mr. Aduddell announced three reports of stolen vehicles in the past month. He will investigate further to find out the details of the reports. A catalytic converter was stolen from a homeowner. Mr. Aduddell strongly recommends if at all possible that neighbors park in one's garage or behind the gate. Traffic stops have gone down, ostensibly as a result of the sheriff ghost vehicle along Champion Forest. The results of the county traffic study are that at least five stoplights will be installed along Champion Forest, with a slated start time of October/November/December. Depending on Harris County funds allocation, this could modify, for example, to three stoplights and alternate start times.

Treasurer's Report:

Mr. Schindler reports that all payments are proceeding as planned in the current path.

Architectural Control Committee (ACC) Report

Ms. Minor reports for the month of March: 24 architectural applications were approved, 3 denied, and there are 16 still in process. The ACC committee is meeting twice a month.

Contracts Report:

Mr. Jackson reports that yesterday (4/4) was the first day of Monday recycle pickup (as opposed to Thursdays). Pickup went well, though not perfect. Trucks spraying for mosquitoes started two weeks ago. It has been observed that there are many situations at homes that draw mosquitoes; Mr. Jackson would like an article included in *The Messenger* regarding how to mitigate mosquito populations.

COMMITTEE REPORTS/MINUTES

Community Club Management Committee.

Mr. D'Anna reports that the kickoff for the swim team is imminent. Cricket practice has started in the back area of the community property.

NEW BUSINESS

Mr. Aduddell reports on behalf of the social committee that 100 families have signed up for the Easter egg hunt and festivities scheduled for Saturday, April 9th, between 10:00 a.m. and 12:00 noon. Food trucks are scheduled. Volunteers are needed, especially for the bunny-hop race.

With no further business before the board, Mr. D'Anna motioned to adjourn, with a second from Mr. Bartlow. All were in favor.

(With no further business before the board, the meeting was adjourned at 9:10 p.m.)

Next Board of Directors Meeting: Tuesday, May 3, 2022