

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, August 2, 2022

PRESENT:

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

Art Byram, Area 1
Catherine Persino, Area 2
Craig Carter, Area 4
Erik Barlow, Area 6
Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Lindsey Hall-Wikenczy, Chaparral Management Company - Cypresswood

VACANT:

Area 3 director
Area 5 director

Executive Session (7:00 p.m. – 7:42 p.m.) Minutes were prepared under separate cover.

General Session (7:45 p.m. – 8:45 p.m.)

Mr. Schindler recapped the executive session for the homeowners, to-wit: The board summarized the 104-page legal report, consisting of deed-restriction violations and unpaid assessments. Mr. Schindler notified the homeowner audience that one can go to the Harris County District Clerk website for all the details of the lawsuits involving Memorial Northwest HOA and homeowners.

Adoption of the Agenda: Mr. Schindler inquired if there were any objections or amendments to the agenda. The Board unanimously approved the agenda as presented.

BOARD SCHEDULED ACTIONS

Homeowners Forum:

Seven homeowners were present for the board meeting.

A homeowner expressed she would like to bring to the board's attention the dead and dying trees along the median of Champion Forest Drive, due to the drought throughout the summer, asserting that the medium should be watered and the dead trees removed.

Nomination Committee Members:

Mr. Schindler highlighted the Nomination Committee Handbook, dated July 27, 2022, for the upcoming officers and directors election. Ms. Cat Persino chairs the nomination committee with

MINUTES

other committee members being Ykeshia Davis, Kevins Scott, Nikki Smith, Connie Shinaver and Ryan Aduddell. The positions up for election are: 3rd Vice President, Treasurer, Secretary and Areas 1, 3, 5 and 7 directors. The Nomination Committee Charter was approved by all board members.

Security Report:

As has been usual as of late, there is very little to report that is a significant change. There were 18 traffic stops; the number should be closer to 40. MNW presently has three contract deputies, who often are not busy. Mr. Aduddell states he sees no negative impact to the neighborhood in getting rid of one of the deputies. Unfortunately, at times the deputies come on duty having a plethora of backlogged calls from other areas for which they must attend; depending on the nature of the calls, it can take a majority of the day. The commissioners court provided a new contract at renewal of only 10 months so that they could make changes sooner. That renewal is under consideration now and the contracts are the same conditions for both HCSO and PCT services. At this time, we see no advantage to changing our contract.

We continue to request more support for traffic issues in the neighborhood and help around the schools from both the HCSO and KISDPD. It is best to avoid the areas surrounding the campus during drop off and pick up times, if possible. We are still on schedule to have traffic signals installed on Champion Forest Drive toward the end of 2022. We do not have final locations for each signal but, once completed, this improvement should enhance safety and lower travel time between Louetta and Spring-Cypress. There is no proposed change to the speed limit.

Treasurer's Report: Mrs. Williams communicates the following treasurer's report: Work is presently being done on the budget for 2023. The challenge with the budget is the unprecedented inflation this year. Collections are exceptionally high, and legal fees are also similarly high. MNW's cash position is good.

Architectural Control Committee (ACC) Report

Mrs. Minor relates that during the past month the ACC committee has approved 19 applications and denied 4. The ACC committee meets twice monthly. Mrs. Minor reminds that she has recently lost two committee members (Stephanie Bayless and Erin Berger) and added three new members (Candice Cowin, Chris Ballew and Brandon Robins).

Contracts Report:

Mr. Jackson conveys some homeowners have reported issues with the mosquito-spray trucks driving too rapidly along the streets. One homeowner with allergies to the mosquito spray complains that her home was sprayed even though she has requested not to be sprayed.

The transition procedures for moving forward with the new management company have commenced. As of August 1st (30 days before start of the new contract), the two management companies have started their official transfer of documents from CMC to FirstService with such things as the homeowner lists, lots, etc. The interview process for an on-site manager has been initiated.

MINUTES

Mr. Jackson notes that CMC recently sent out 94 duplicate NNCs to homeowners, for which CMC had offered a 5% discount on such invoice, which was unacceptable to MNW.

COMMITTEES:

Mr. Schindler notifies that Mr. Gerome D'Anna, Area 3 director and manager of the Community Center Management Committee, has resigned from his positions. Ms. Kristen Wells has resigned as lifestyle manager of the Community Center. The maintenance person for the Community Center has moved, forcing him to resign.

Mr. Jackson informs that the Community Center's part-time employee has indicated that while attending school she can work for an hour a day until FirstService takes over.

Mr. Aduddell states repairs have been made to several machines in the fitness center. Some attendees of the fitness center have been moving the location of the fitness equipment, which practice needs to cease. A homeowner from the audience expresses concern for fitness-center cleaning wipes always being on hand during the upcoming management transition.

The social committee's Children's Market at the community center was a great success. The children worked very diligently and the neighbors exuberantly supported the children's business ventures. Mr. Aduddell states that each of his children earned around \$200 at the Children's Market.

Upcoming social events are a Labor Day celebration. The normal Halloween celebration will be ramped up this year to include not only trunk-or-treat, but rock climbing and a bungee trampoline.

NEW BUSINESS

Mrs. Minor has heard from Candice Morgan of Pearce Scapes who indicates the mock-ups that the board has requested are almost completed and should be available at September's homeowner's meeting.

An election committee will be formed in September. It will consist of three board members and three non-board homeowners.

With no further business before the board, Mrs. Rodriguez, with a second from Mr. Bartlow, motioned to adjourn. All members voted in favor.

(With no further business before the board, the meeting was adjourned at 8:45 p.m.)

Next Board of Directors Meeting: Tuesday, September 6, 2022