

# MINUTES

## **Memorial Northwest Homeowners Association**

17440 Theiss Mail Route  
Klein, TX 77379

## **General Meeting of the Membership and Board of Directors Meeting**

Tuesday, April 4, 2017

### **PRESENT**

Greg Schindler, President  
Stan Thurber, 1st Vice President  
Judy Gordon, 3rd Vice President  
Tim McWilliams, Area 2 Director  
Michelle Eubank, Secretary

Kelley Minor, Area 4 Director  
Bryan Thomas, Area 5 Director  
Ryan Aduddell, Area 6 Director

Margie Naranjo, SCS Management Services, Inc.

### **ABSENT**

Karen Blackwell, 2nd Vice President  
Jamie DeLoatche, Treasurer  
Alan Blankenship, Area 1 Director  
Gerome D'Anna, Area 3 Director  
Vincent D'Anna, Area 7 Director

### **Executive Session (7:00 – 7:45 p.m.)**

#### **Call to Order:**

**Mr. Schindler called the Executive Session to order at 7:00 p.m.**

***Deed Restrictions:*** The Board reviewed and discussed the Board Referral List and approved 28 accounts to receive Notice of Non-Compliance Letters, 17 accounts to receive second letters, 24 accounts to be placed on hold, 19 accounts to be turned over to the attorney's office and 10 accounts to have lawsuits filed.

The Board reviewed the Legal Status Report. No additional action was needed.

The Executive Session was adjourned at 7:45 p.m.

### **Board of Directors Meeting (7:56 – 9:00 p.m.)**

Mr. Schindler confirmed that a quorum was present and called the General Meeting of the MNW HOA Board of Directors to order at 7:56 p.m. There were approximately 4 people in the General Meeting audience.

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## **Meeting Minutes:**

The March 7, 2017 Board meeting minutes were reviewed. A motion was made by Mrs. Eubank and seconded by Mr. Thomas to approve the minutes as presented. All were in favor.

## **Committee Reports:**

**Security Report: No Report was giving**

## **Pool Reports:**

Mr. Thomas reported that the Community Center Committee recommends the Board approves the following amount to repair the pool:

1. Repair Pool Deck Cracks approximate cost \$1,500.00
2. Repair Pool Waterline Tiles approximate cost \$1,000.00
3. Repair Pool Skimmer approximate cost \$800.00
4. Replace Pool Crain/Gate Drain approximate cost \$1,000.00

Mr. Thomas explained that the committee does not have proposals for the items; the prices are estimates from the current pool company. The present Board unanimously approved the estimates.

## **Management Report:**

Mrs. Naranjo reported that the community was 83% collected, as of the date of the meeting. During the month of February, 233 deed restriction letters were mailed.

## **Homeowners Forum:**

Mr. Schindler opened the floor to those homeowners wishing to address the Board. The present homeowners expressed concerns regarding the following issues in the community:

1. Swim Team – A representative for the Marlins Swim Team addressed the Board to request the Board to inquire in the Board made a decision to overturn the Community Center Committee's decision and allow their practice to end at 7:30 p.m. instead of 7:15 pm. Mr. Schindler stated this is something that will be taking into consideration for 2018 swim season.

**Unfinished Business: None**

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## **New Business:**

Mr. Thurber informed the Board he reviewed the Pool Proposals and recommends the Board approves Great Houston Pool Management as the new pool company. After some question and answers, Mr. Thurber motioned to approve Great Houston Pool Management Company for an annual contract amount of \$52,999.00. Mrs. Gordon seconded the motion, after some further discussion, the motion passed with all in favor.

Mr. Thurber informed the Board he reviewed the Landscape Proposals and recommends the Board approves Pampered Lawns as the new landscape company. After some question and answers, Mr. Thurber motioned to approve Pampered Lawns for an annual contract amount of \$56,500.00. Mrs. Aduddell seconded the motion, after some further discussion, the motion passed with all in favor.

**There being no further general** business to come before the Board, Mr. Schindler adjourned the General Meeting of the Board at 9:00 p.m.