

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

General Meeting of the Membership and Board of Directors Meeting

Tuesday, August 1, 2017

PRESENT

Greg Schindler, President
Stan Thurber, 1st Vice President
Karen Blackwell, 2nd Vice President
Judy Gordon, 3rd Vice President
Michelle Eubank, Secretary

Alan Blankenship, Area 1 Director
Tim McWilliams, Area 2 Director
Gerome D'Anna, Area 3 Director
Kelley Minor, Area 4 Director
Vincent D'Anna Area 7 Director

Margie Naranjo, SCS Management Services, Inc.

ABSENT

Jamie DeLoatche, Treasurer
Ryan Aduddell, Area 6 Director
Director Bryan Thomas, Area 5 Director

Executive Session (7 – 7:30 p.m.)

Call to Order:

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

The Board reviewed the Legal Status Report approving one final demand for collection.

Collections: Mrs. Naranjo informed the Board there are 21 delinquent accounts ready to be turned over to the association's attorney for collection enforcement. After some discussion, the Board unanimously approved all of the accounts be turned over to North Law Firm.

The Board requested Mrs. Naranjo discuss with North Law Firm the procedures on suspension of the facility to residents with balances on their accounts.

The Executive Session was adjourned at 7:30 p.m.

Board of Directors Meeting (7:34 – 9:08 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 7:35 p.m. There were approximately 15 people in the General Meeting audience.

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Adoption of the Agenda:

Mr. Schindler asked if there were any objections or amendments to the agenda. There were no objections from the Board of Directors.

Deed Restrictions: The Board reviewed and discussed the Board Referral List and approved 10 accounts to receive Notice of Non-Compliance Letters, 1 account to receive a second letter, 6 accounts to be placed on hold, 9 accounts to be turned over to the attorney's office and 3 accounts to have lawsuits filed.

Consent Agenda:

As there were no objections to the Consent Agenda, it passed unanimously. Items on the Consent Agenda included:

- Community Center Management Committee Minutes

Committee Reports:

Security: Mrs. Blackwell and Deputy Montoya reported that overall crime within the community is down. Deputy Montoya reported since issuing pass or fail report cards to residents that leave their car doors open; there has been a decrease in car burglaries.

National Night Out: Mrs. Blackwell requested the Board change the October Meeting start time to 7:30 PM since it conflicts with National Night Out. After some discussion, the Board agreed to change the October Meeting start time to 7:30 PM. Mrs. Blackwell requested all Board Members attend national night out.

Management Report:

Ms. Naranjo reviewed the July 2017 financials, noting an 80% collection rate for current year assessments and year to date collection at 105%. Expenses-to-date incurred are 54% for the year. Mrs. Naranjo reported during the month of July there were 122 deed restriction letters were mailed to residents for non-compliance.

Homeowners Forum:

Mr. Schindler opened the floor to those homeowners wishing to address the Board. There were no homeowners wishing to address the Board.

Unfinished Business:

Trash Contract: Mr. Thurber presented the updated trash proposals from Residential Recycling and Refuse (RRRT) and WCA. Mr. Thurber recommended RRRT for the new trash provider with garage door and recycle for a monthly cost of \$17.99. After further discussion, the present Board unanimously approved Mr. Thurber recommendation. Mr. Thurber will have North Law Firm review the contract.

New Business: Mr. McWilliams informed the Board the Annual Charity Poker Torment will be held on September 16th and he will be requesting the community to donate \$125.00 towards the event.

There being no further general business to come before the Board, Mr. Schindler adjourned the General Meeting of the Board at 9:08 p.m.