

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
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

Kelley Minor, Area 4 Director
Jamie DeLoatche, Treasurer

Executive Session (7:00 – 7:40 p.m.)

Call to Order:

Mr. Schindler called the Executive Session to order at 6:50 p.m.

Deed Restrictions: The Board reviewed and discussed the Board Referral List and approved 24 accounts to receive Notice of Non-Compliance Letters, 9 accounts to receive second letters, 17 accounts to be placed on hold, 10 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 7:40 p.m.

Board of Directors Meeting (7:43 – 9:04 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 7:43 p.m. There were approximately 35 people in the General Meeting audience.

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Mr. Schindler summarized the Executive Session as noted above.

Consent Agenda:

Mr. Schindler asked if there were any objections or amendments to the consented agenda. Mr. Thomas requested that the amended minutes of the Community Center be removed from the meeting packet, since the minutes were not accurate. With no objects, the amended Community Center minutes were removed from the meeting packet. The following items on the consent agenda were accepted as presented:

1. Minutes
 - a. February Board of Directors
 - b. Community Center Minutes
 - c. Common Area
 - d. Media
 - e. Security

Committee Reports:

Pool Reports:

Mr. Thomas reported that the Community Center Committee recommends the Board goes forward with either repairing or enhancing the pool. Mr. Schindler stated the committee's recommendations will be addressed under New Business.

Security Report:

Mrs. Blackwell and Deputy _____ requested the present members, with school spring break next week that residents are even more diligent about locking their vehicle doors and take all their personal items out of the vehicle. In addition, the residents were informed that the Deputies are going to going to be checking for unlocked vehicles and personal items in plain view. The Deputies will be issuing a pass or fail notices on the resident's vehicles.

Contracts:

Mr. Thurber informed the Board he received the Pool Proposal and will submit his recommendation after he reviews the proposals.

Mr. Thurber informed the Board there is a request for landscape proposal meeting on Thursday March 9, 2017. Once proposal are received for the landscape, he will review and send his recommendation to the Board, as well.

Management Report:

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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 overturn the Community Center Committee's decision on the ending time for their practice from 7:15 p.m. to 7:30 p.m. The Board of Director of Directors will take the swim team's requested into consideration and will inform the swim team of the Board's decision after the April's Board meeting.
2. Deed Restriction – A resident requested the Board to send letters for numerous pets at a property. Managing agent explained a letter cannot be sent if the animals are on the street, you will need to call animal control if that is the case. The Board of Directors stated they will send a letter informing the resident that feeding the animals is nuisance to the neighbors.

Unfinished Business: None

New Business:

Pool Committee: Mr. Schindler presented the pool committee's responsibility and possible chairmen. After some discussion, Mrs. Eubank and Mr. Aduddell accepted to be the Board's liaison and chairpersons of the pool committee. They will review the outline of the committee's responsibility and present their recommendation to the Board along with the other committee members via e-mail.

Pool Consultant: Mr. Schindler presented the pool consultants proposal in the amount of \$6,700 plus expenses from Counsilman-Hunsaker. After some discussion, Mr. Aduddell motioned to accept the proposal as presented. The motion was second by Mr. Thurber, motion passed with six in favor and one abstained.

There being no further general business to come before the Board, Mr. Schindler adjourned the General Meeting of the Board at 9:04 p.m.