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MNW HOA Board of Directors Meeting Minutes

Tuesday, October 4, 2016

PRESENT

Greg Schindler, President	Gerome D'Anna, Area 3 Director
Stan Thurber, First Vice President - Contracts	Bryan Thomas, Area 5 Director
Michelle Eubank, Secretary	Cathy Jensen, SCS Management Services
Jamie DeLoatche, Treasurer	Sarah Wydrinski, SCS Management Services
Connie Shinaver, Area 1 Director	
Tim McWilliams, Area 2 Director	

General Meeting Audience: approximately 13 people

ABSENT

Karen Blackwell, Second Vice President – Security (working Neighborhood/National Night Out with her committee at the Community Center)
Ryan Pyle, Third Vice President – Deed and ACC
Kelley Minor, Area 4 Director
Ryan Aduddell, Area 6 Director
Sandy Remson, Area 7 Director

Membership Meeting (7:30 – 7:57 p.m.)

Call to Order:

Mr. Schindler called the Membership Meeting to order at 7:30 p.m.

2016 Election Committee Report: Mr. Thurber, Election Committee Chairman, announced the results of the contested Board of Director positions. Treasurer was awarded to Jamie DeLoatche who received a total of 106 votes. One other candidate for Treasurer, Troy Spencer, received 35 votes. Third Vice President was awarded to Judy Gordon who received a total of 116 votes. Two other candidates for Third Vice President received the following votes: Hana Taha (24 votes) and James Tran (11 votes). For the uncontested Board of Director positions, three current Board members volunteered to serve another term and two homeowners, new to serving on the MNW Board of Directors, volunteered for uncontested positions.

The official results for the 2017 Board of Directors positions, up for election in 2016 (even years), per the Bylaws, are as follows:

- Third Vice President – Judy Gordon
- Treasurer – Jamie DeLoatche
- Secretary – Michelle Eubank
- Area 1 Director – Alan Blankenship
- Area 3 Director – Gerome D'Anna
- Area 5 Director – Bryan Thomas
- Area 7 Director – Vincent D'Anna

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Mr. Thurber congratulated all seven winning candidates and welcomed the three new Board members. Mr. Thurber thanked all candidates for volunteering, and the Election Committee members for their time and hard work.

Mr. Schindler adjourned the Membership Meeting at 7:57 p.m.

General Meeting (7:57 – 8:24 p.m.)

Call to Order:

Mr. Schindler confirmed that a quorum was present and called the General Meeting of the MNW HOA Board of Directors to order at 7:57 p.m.

Consent Agenda:

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

- September 2016 Board of Directors Meeting Minutes
- Community Center Management Committee Meeting Minutes
- Common Area Management Committee Meeting Minutes
- Safety and Security Committee Meeting Minutes

Actions Taken Outside of Meeting via email vote:

- On Tuesday, September 13, 2016, the Board of Directors approved the absentee ballot document that would be mailed to the homeowners (Yes: 9, No: 0, Abstain: 4).
- On Sunday, September 18, 2016, the Board of Directors approved to establish an Election Committee for the Board of Directors' 2016 Elections consisting of Stan Thurber (Chairman), Karen Blackwell, Tim McWilliams, Mark Milstein, Christine Burnsed and Nancy Ingram. (Yes: 8 votes, No: 0 votes, Abstain: 5 votes).
- On Monday, September 19, 2016, the Board of Directors approved the budget for National Night Out not to exceed \$3,000 (Yes: 11 votes, No: 1 vote, Abstain: 1 vote).
- On Friday, September 23, 2016, the Board of Directors approved to accept a pay-off settlement in the amount of \$9,000 (Yes: 10 votes, No: 0 votes, Abstain: 2 votes).

Committee Reports:

Community Center Management Committee: Mr. Thomas informed the Board that the Committee had no new business to report.

Common Area Management Committee (CAMC): Mrs. Minor was not in attendance but asked Mrs. Eubank to address the Board and seek its approval on a bid for neighborhood Christmas decorations. Ms. Allison Caraway, CAMC member, was present to answer questions the Board had regarding the bids. She explained that the price ranged from \$4,000 to \$16,000, depending on the work. The Committee recommended using the vendor who priced in the middle, estimating \$8,000. The vendor's bid included decorating the Community Center and five entrance monuments throughout the neighborhood. Mr.

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Thomas **motioned** to approve the bid. Mr. Thurber **seconded** the motion. As all Board members were in favor, the motion passed **unanimously**.

Deed Restrictions Committee: Mr. Pyle was not in attendance. Therefore, no report was presented.

Health and Fitness Committee: Mr. McWilliams informed the Board that the Committee had no new business to report.

Media and Website Committee: Mr. DeLoatche informed the Board that the Committee had no new business to report.

Safety and Security Committee: Mrs. Blackwell was coordinating National Night Out at the Community Center and was not in attendance. Therefore, no report was presented.

Social and Educational Committee: No report was given.

Tennis Committee: Mrs. Remson was not in attendance. Therefore, no report was presented.

Homeowners Addressing the Board:

Mr. Schindler opened the floor to homeowners wishing to address the Board. Homeowners in attendance expressed the following concerns:

1. Homeowners were upset with the forced-trimming of trees and bushes on their property by landscapers. One homeowner confirmed that Precinct 4 was sent by Klein Independent School District to trim the trees in the neighborhood. Another homeowner said they believed that the company hired by the HOA to complete forced-mowing operations may have inadvertently trimmed the trees and bushes. The Board collected the homeowners' information, and asked SCS Management to research and obtain more information.
2. A homeowner requested future notification by the HOA if any work is to be done around the MNW common areas that could impact MNW homes. The homeowner referred to the tree-trimming project that occurred behind the tennis courts and said that the trees provided a lot of shade to his backyard. The homeowner was disappointed that the shade trees were gone. The homeowner was also concerned about the large mound of wood chips stored on the opposite side of his fence, because it could become infested with termites. The Board explained that the wood chips would be dispersed shortly. Additionally, the Board will consider notifying homeowners of future projects. Another homeowner noted that the trees trimmed were an invasive species and needed to be trimmed.

Treasurer's Report: Mr. DeLoatche reported that as of September 30, 2016, the HOA was 96% collected on its 2016 assessments. Total budgeted income was 107% collected and it is at 63% of total budgeted expenses.

Management Report for September 2016:

Miss Wydrinski reported the following:

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- **Deed restrictions:** A total of 558 violations were cited and 272 letters were mailed during the month of September. A total of 363 violations were cleared from August.

Unfinished Business: None

New Business:

Flood Control Dry Gully Project: Mr. Schindler informed homeowners that Harris County Flood Control District is scheduled to perform maintenance operations on the dry gully's drains by MNW Section 23 before the end of the year. The County will be mailing out general information about the project to homeowners later in the year.

Adjournment:

Mr. Schindler adjourned the General Meeting at 8:24 p.m.

Executive Session (8:25 – 9 p.m.)

Call to Order:

Mr. Schindler called the Executive Session to order at 8:25 p.m.

Deed Restrictions: The Board reviewed and discussed the Board referral list. The Board approved 29 accounts to receive Notice of Non-Compliance Letters, 14 accounts to receive second letters, 24 accounts to be placed on hold and four accounts to be turned over to the attorney's office.

As there was no further business to discuss, Mr. DeLoatche **motioned** to adjourn the Executive Session. Mr. Gerome D'Anna **seconded** the motion. Mr. Schindler then adjourned the Executive Session at 9 p.m.

- MEETING MINUTES END -