

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route Road
Klein, TX 77379

General Meeting of the Membership and Board of Directors Meeting

Tuesday, February 6, 2018

PRESENT

Greg Schindler, President	Tim McWilliams, Area 2 Director
Stan Thurber, 1st Vice President	Gerome D'Anna, Area 3 Director
Judy Gordon, 3rd Vice President	Kelley Minor, Area 4 Director
Michelle Eubank, Secretary	Bryan Thomas, Area 5 Director
Jamie DeLoatche, Treasurer	Ryan Aduddell, Area 6 Director
Alan Blankenship, Area 1 Director	Vincent D'Anna, Area 7 Director

Margie Naranjo, SCS Management Services, Inc.

ABSENT

Karen Blackwell, 2nd Vice President

Executive Session (7:08 – 7:21 p.m.)

Call to Order:

Mr. Schindler called the Executive Session to order at 7:08 p.m.

The Board reviewed the Legal Status Report. The Board approved two accounts for collection lawsuits.

The Executive Session was adjourned at 7:21 p.m.

General Meeting of the Membership (7:30 – 8:01 p.m.)

Mr. Schindler confirmed that there was an audience of approximately 18 people. Therefore, a quorum was not present for the General Membership Meeting. Mr. Schindler informed the present homeowners that the meeting will be for informational purposes only, and called the meeting to order at 7:30 p.m.

MINUTES

Treasurer's Report:

Mr. Deloatche presented the approved 2018 Budget to the homeowners and explained how their \$550 assessment is spent by category:

- Administrative 16%
- Utility 2%
- Legal 5%
- Capital Improvements 5%
- Community Center 31%
- Amenities 32%
- Collections and Deed Restriction Enforcement 3%
- Reserves 5%

Additionally, the Treasurer reported that he received an engagement letter from the independent auditor. The Board had no objections to proceed with the independent audit as proposed.

Homeowners Forum:

Mr. Schindler opened the floor to homeowners wishing to address the Board. Comments and concerns were expressed regarding the following issues in the community:

1. A resident addressed the Board to request if the Board would consider changing the policy to allow non-MNW-HOA members access to the community amenities for a fee.
2. A resident thanked the Board for its service and time.

With no further information to be presented to the members, Mr. Schindler adjourned the General Meeting of the Members at 8:01 p.m.

Board of Directors Meeting (8:05 – 8:57 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 8:05 p.m.

Mr. Schindler summarized the Executive Session as noted above.

Adoption of the Agenda:

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

MINUTES

Vote to Retire Debt: *Mr. Schindler temporarily stepped down as Board Chairman and passed the gavel to Mr. Thurber, First Vice President, during the motion to retire the debt. Mr. DeLoatche requested that the Board consider paying off the current loan on the Community Center building. Mr. Schindler presented reasons regarding why the HOA should not pay-off the loan at the current time. Mr. DeLoatche excused himself from the meeting, due to work obligations, at 8:15 p.m. After additional discussion, the Board agreed to table the discussion for up to 180 days so that more details on the pros and cons of paying off the debt can be gathered. Mr. Thurber then passed the gavel back to Mr. Schindler, who resumed his role as Board Chairman, for the duration of the meeting.*

Process Board Referral List: The Board unanimously approved the next step for violations for inoperable vehicles, air conditioning units, fences, and painting.

Tennis Court Repairs: The Board tabled its vote on the tennis-court-repair proposals so that more information on the bids' exact prices can be gathered.

Consideration for Senior Rate – Grandfathered Participants: Several grandfathered participants have requested to be categorized as senior participants, thus a reduced rate. The Board took up the question and decided unanimously that only the non-resident participants classified as “seniors” in the original agreement of 2005 shall continue at this rate.

Approval of December 2017 and January 2018 Meeting Minutes: Mrs. Eubank presented the December 2017 and January 2018 Minutes for approval. The Board unanimously approved both sets of Meeting Minutes as presented.

Committee Reports and Actions: No reports were given.

Unfinished Business: None.

New Business: Mr. McWilliams motioned to request \$150 for the upcoming MNW Poker Tournament, to cover soft drinks and other supplies. Mr. G. D’Anna seconded the motion. After discussion ensued, Mrs. Gordon amended the motion to request a maximum of \$200 instead. Mr. Aduddell seconded the motion. The motion passed as presented.

Meeting Adjournment:

There being no further business to come before the Board, Mr. Schindler adjourned the General Meeting of the Board at 8:57 p.m.