

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route Road
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, July 3, 2018

PRESENT

Stan Thurber, 1st Vice President	Kelley Minor, Area 4 Director
Karen Blackwell, 2nd Vice President	Bryan Thomas, Area 5 Director
Jamie DeLoatche, Treasurer	Ryan Aduddell, Area 6 Director
Michelle Eubank, Secretary	
Sarah Mueller, Area 2 Director	
Gerome D'Anna, Area 3 Director	

Margie Naranjo, SCS Management Services, Inc.

ABSENT

Greg Schindler, President
Vacant Position, 3rd Vice President
Vacant Position, Area 1 Director
Vincent D'Anna, Area 7 Director

Executive Session (7:09 – 7:30 p.m.)

As Mr. Schindler, President, was absent, Mr. Thurber, 1st Vice President, served as President during this meeting.

Call to Order:

Mr. Thurber called the Executive Session to order at 7:09 p.m.

The Board reviewed the Legal Status Reports for both Collections and Deed Restrictions.

The Board discussed the best process for citing violations. The Board requested that SCS Management speak with the inspector to ensure the inspector is inspecting all MNW homes and citing violations accurately.

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

Open Session (7:38 – 9:46 p.m.)

Legal Status and Actions:

Mr. Thurber, Mr. DeLoatche and Mrs. Naranjo summarized the Legal Status and Actions that the Board made during its Executive Session.

Adoption of the Agenda:

Mr. Thurber asked if there were any objections or amendments to the Agenda. The Board unanimously approved the Agenda as presented.

Board-Scheduled Actions:

Process Board Referral List:

The Board reviewed and discussed the Board Referral List and approved 11 accounts to receive Notice of Non-Compliance Letters, six accounts to receive Second Letters, four accounts to be placed On Hold for Area Directors to review, and eight accounts to be turned over to the attorney's office.

Approve 3rd Vice President Position Volunteer:

Mr. Thurber introduced Tina Haisten, the proposed 3rd Vice President. Ms. Haisten briefly spoke about her professional background and reasons for wanting to serve in this role. The Board voted unanimously to appoint Ms. Haisten to the Board of Directors.

Ms. Haisten then joined the Board for the remainder of the meeting.

The Board took a five-minute recess from 8:40 – 8:45 p.m.

RRRTX – Trash Service Proposed Rate Increase:

Mr. Thurber informed the Board that RRRTX has requested a rate increase, due to the amount of trash Memorial Northwest accumulates, the increase in landfill charges, and the increase in gasoline prices. Mr. Thurber presented three increase proposals. Discussion ensued. By a majority vote, the Board approved Option Three (a monthly increase in the amount of \$6.30 per home).

Pool Committee Proposed Plan for Homeowners' Approval:

Mr. Aduddell read a summary of the Committee's findings and recommendations from Councilman-Hunsaker, Progressive Commercial Aquatics, and Pool Committee member research. Discussion ensued. The Board voted unanimously to seek a vote of the membership (MNW homeowners) to approve a dues increase of \$80 so that the current pool can be demolished and a new pool can be built. The vote will take place in August, with ballots and additional information being mailed to all homeowners around Thursday, August 9. **All votes must be received by Monday, August 27, 2018, at 2 p.m.**

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Three open-house meetings will be held in August at the MNW Community Center to further inform homeowners about the proposed plan and allow homeowners to ask questions:

Thursday, August 16, 2018, from 6 – 7:30 p.m.

Friday, August 17, 2018, from 6 – 7:30 p.m.

Saturday, August 18, 2018, from 2 – 4 p.m.

Committee Reports:

Security Report:

Mrs. Blackwell informed the Board that the Committee is gearing up for National Night Out on Tuesday, October 2, 2018.

No other reports were given.

Homeowner Forum:

Mr. Thurber opened the floor to homeowners wishing to address the Board. Concerns were expressed regarding the following issues in the Community:

1. The Board's decision to increase the monthly trash rate per home, without poling the Community first.
2. The Deed Restriction Enforcement process to ensure all MNW home violations are being cited with consistency.

Mr. Thurber thanked homeowners for their input. The Board will take their concerns into consideration.

Adjournment:

There being no further general business to come before the Board, Mr. Thurber adjourned the Open Session at 9:46 p.m.

The next MNW HOA Board of Directors' Meeting will be held on Tuesday, August 7, 2018, at 7:30 p.m. at the Community Center.