

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route Road
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, August 7, 2018

PRESENT

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|-------------------------------------|---------------------------------|
| Greg Schindler, President | Kelley Minor, Area 4 Director |
| Stan Thurber, 1st Vice President | Ryan Aduddell, Area 6 Director |
| Karen Blackwell, 2nd Vice President | Vincent D'Anna, Area 7 Director |
| Michelle Eubank, Secretary | |
| Gerome D'Anna, Area 3 Director | |

Margie Naranjo, SCS Management Services, Inc.

ABSENT:

Tina Haisten, 3rd Vice President
Jamie DeLoatche, Treasurer
Vacant Position, Area 1 Director
Sarah Mueller, Area 2 Director
Bryan Thomas, Area 5 Director

Executive Session (7:01 – 7:29 p.m.)

Call to Order:

Mr. Schindler called the Executive Session to order at 7:01 p.m.

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

The Executive Session was adjourned at 7:29 p.m.

General Meeting (7:33 – 9:05 p.m.)

Executive Session Meeting Summary:

Mr. Schindler summarized the Legal Status and Actions that the Board made during its Executive Session.

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.

Open Forum:

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

1. The effects that assessment increases have on fixed-income homes.
2. The length of time for an Architectural Application to be processed and approved.
3. A homeowner complaint regarding a vacant home and the deteriorating back yard with a pool.
4. No return calls from SCS.

The Board thanked the homeowners for bringing their concerns to the Board's attention. The Board recommended that the homeowner contact the Harris County Health Department to discuss the vacant home's back yard and pool. Additionally, it explained the Architectural Control Committee has 30 days to approve an application. The Board will address these concerns and the impact that they have on MNW homeowners.

Board Scheduled Actions:

Process Board Referral List: The Board reviewed and discussed the Board Referral List and approved 22 accounts to receive Notice of Non-Compliance Letters, two accounts to receive Second Letter(s), four accounts to be placed on Board Hold, 16 accounts to be turned over to the attorney's office and six accounts to have lawsuits filed.

Approve Ballot - Proposition 1: Loan & 2019 Annual Fee Increase: The Board reviewed and unanimously approved the proposition ballot, for mailing to all homeowners.

Approve Area 1 Director – Art Byram: Mr. Schindler introduced Art Byram, the Area 1 Director nominee. Mr. Byram presented his background and reasons he wanted to serve as Area 1 Director. The Board voted unanimously to appoint Mr. Byram to the Board of Directors.

Mr. Byram then joined the Board for the remainder of the meeting.

MINUTES

Approve Nominating Committee: Mr. Schindler explained the responsibility of the Nominating Committee. So far, those that have volunteered for the Committee are: Kelley Minor (Board of Directors, Area 4 Director), Greg Schindler (Board of Directors, President) and Robert Pryor (MNW Homeowner). Mr. Schindler informed the Board that in accordance with the MNW HOA Bylaws, the Nominating Committee must be comprised of three members of the Board of Directors and two homeowners who are non-Board members. Mr. Schindler then opened the floor for volunteers. Mrs. Blackwell (Board of Directors, 2nd Vice President) volunteered to serve as the third Board of Directors volunteer. No additional homeowners volunteered. Therefore, Mr. Schindler will post for volunteers on the community web page.

Committee Reports & Actions:

CCMC: The new Community Center sign has been installed.

Security: Deputy Montoya reported that overall, crime within MNW is down. Deputy Montoya reported that since issuing pass or fail report cards to residents that leave their car doors unlocked, there has been a decrease in car burglaries.

National Night Out: Mrs. Blackwell requested the Board of Directors to please attend National Night Out, which will be held in October.

Old / New Business:

Mr. Schindler thanked homeowners for volunteering on committees and encouraged more homeowners to volunteer.

Meeting Adjournment:

There being no further business to come before the Board, Mr. Schindler adjourned the Open Session at 9:05 p.m.

The next MNW HOA Board of Directors' Meeting will be held on Tuesday, September 4, 2018, at 7:30 p.m. at the Community Center.