

# MINUTES

## Memorial Northwest Homeowners Association

17440 Theiss Mail Route Road  
Klein, TX 77379

## General Meeting of the Membership and Board of Directors Meeting

Tuesday November 6, 2018

### Present:

Greg Schindler, President	Gerome D'Anna, Area 3 Director
Stan Thurber, 1st Vice President	Kelley Minor, Area 4 Director
Karen Blackwell, 2nd Vice President	Bryan Thomas, Area 5 Director
Michelle Eubank, Secretary	Ryan Aduddell, Area 6 Director
Art Byram, Area 1 Director ( <i>left at 9 p.m.</i> )	
Sarah Mueller, Area 2 Director	

Margie Naranjo, SCS Management Services, Inc.

### Absent:

Jamie DeLoatche, Treasurer  
*3rd Vice President, Vacant Position*  
*Area 7 Director, Vacant Position*

### Executive Session (7:04 – 7:34 p.m.)

#### Call to Order:

**Mr. Schindler called the Executive Session to order at 7:04 p.m.**

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

The Executive Session was adjourned at 7:34 p.m.

### General Meeting (7:40 – 9:43 p.m.)

Mr. Schindler called the General Meeting to order at 7:40 p.m. There were approximately 10 homeowners in the audience.

#### Executive Session Meeting Summary:

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

# MINUTES

## **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 homeowners wishing to address the Board.

- 1) A homeowner addressed the Board concerning the service she received from the Sherriff Department recently. The resident informed the Board that she had to call the non-emergency 911 three times for loud music at 2 a.m. but no one answered. Mrs. Blackwell, 2nd Vice President – Safety and Security, will discuss the issue with the officers and requested that all residents please contact her with any future issues with deputy response times.
- 2) A homeowner discussed fireworks in the neighborhood.
- 3) A homeowner discussed the possibility of plotting the sheriffs' whereabouts during patrol hours.

## **Board Scheduled Actions:**

**Deed Restrictions:** The Board reviewed and discussed the Board Referral List and approved 50 accounts to receive Notice of Non-Compliance Letter(s), three accounts to receive Second Letter(s), three accounts to be placed on hold, and 33 accounts to be turned over to the attorney's office.

**2019 Budget:** Mr. Schindler presented the 2019 Budget with the following amendments:

- Re-allocating General Ledger (G/L) 5180 to Loan payment in amount of \$23,000
- Reduce G/L 9997 Reserve Fund from \$50,000 to \$17,000
- Reduce Legal by \$5000
- Reduce G/L 6790 Actives/Social by \$10,000
- Reduce G/L by \$1500
- Including the Loan Payments of \$ 70,000 for the Trustmark Loan and \$350,000 for the Pool Loan.

The 2019 Budget was approved by a majority vote.

**2019 Assessment Rate / Grandfathered Membership:** The Board ratified the homeowners' approval to increase the annual assessment rate to \$630. Mr. G. D'Anna motioned to increase the membership fee for the grandfathered members at the same percentage rate as the assessment rate increased. Mrs. Minor seconded the motion. After some discussion, the motion passed by a majority vote.

# MINUTES

**Old/New Business:**

Mr. Schindler introduced Lance Brown, 3rd Vice President nominee, and Jay Jackson, Area 7 Director nominee. The Board unanimously appointed Mr. Brown and Mr. Jackson to the Board of Directors to begin terms, effective immediately.

**Adjournment:**

There being no further general business to come before the Board, Mr. Schindler adjourned the General Meeting at 9:43 p.m.

*The next meeting of the Board of Directors will be held on Tuesday, December 4, 2018.*