

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

General Meeting of the Membership and Board of Directors Meeting

Tuesday, March 5, 2019

PRESENT

Greg Schindler, President	Art Byram, Area 1
Stan Thurber, 1st Vice President	Sarah Mueller, Area 2
Lance Brown, 3rd Vice President	Gerome D'Anna, Area 3
Michelle Eubank, Secretary	Ryan Aduddell, Area 6
	Jay Jackson, Area 7

Margie Naranjo, Cathy Jensen and Bob Jensen of SCS Management Services, Inc.

Absent:

Karen Blackwell, 2nd Vice President
Jamie DeLoatche, Treasurer
Kelley Minor, Area 4
Bryan Thomas, Area 5

Executive Session (6:50 – 7:30 p.m.)

There were two Board hearings scheduled; neither homeowner was in attendance to conduct the hearings.

The Board reviewed the Legal Status Report. No additional action was needed.

Board of Directors Meeting (7:34 p.m. – 9:14 p.m.)

Adoption of the Agenda:

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

Presidents Messages 2019 Goals and Plans: Mr. Schindler per the By-Laws presented the goals for 2019 year. The President and Board of Director goals are to:

1. Complete recreational facility upgrades midsummer 2019.
2. Encourage volunteer officers and directors to achieve responsibility objectives as defined in bylaws.
3. Prioritize deed restriction violations by focusing on most troubled properties.

Presidents Messages 2019 Goals and Plans Continue:

4. Encourage volunteerism and committee involvement.
5. Monthly manage cash flow to reduce interest charges.

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2019 Renewal of Committees: Mr. Schindler requested the Board review the 2019 committees and committee chairs. The Board approved all committees as presented.

SCS Presentation: Mr. Bob Jensen of SCS Management was in attendance to present SCS's new Deed Restriction program from Smartwebs. After some questions and answer session the Board thanked Mr. Jensen for the information and requested him to investigate how to run reports by areas. Mr. Jensen explained this is not an option at the current time but will inquire with Smartwebs.

Board Referral List: The Board reviewed and discussed the Board Referral List and approved eighteen accounts to receive Notice of Non-Compliance Letters, three accounts to receive second letters, and two accounts to be placed on hold for area directors to review.

Unfinished Business: None

New Business:

Resignation of the 2nd Vice President (Security): Mr. Schindler informed the Board that Mrs. Karen Blackwell needed to resign from the Board of Directors for personal reasons. The Board unanimously accepted her resignation and thanked her for her services.

Appointment of 2nd Vice President (Security): Mr. Schindler introduced Gregg Williams the nominee for 3rd Vice President. The Board unanimously appointed Mr. Williams to the Board of Directors by a motion from Mr. Aduddell and second from Mr. Jackson.

Resignation of Treasure: Mr. Schindler informed the Board that Mr. Jamie DeLoatche needed to resign from the Board of Directors for work reasons. The Board unanimously accepted his resignation and thanked him for her services.

Appointment of Treasure: Mr. Schindler introduced Dudley Anderson the nominee for Board Treasure. The Board unanimously appointed Mr. Anderson to the Board of Directors by a motion from Mr. Byram and second from Mr. Jackson.

Fitness Center policy change pilot: This agenda item was tabled for the CCMC to review and presented their opinion.

Website advertising policy: Mr. Jackson inquired if the Board would approve advertising on the community website. After discussing the Board unanimously agreed the website is not the forum for advertisement.

There being no further general business to come before the Board, Mr. Schindler adjourned the General Meeting of the Board at 9:14 p.m.