

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

General Meeting of the Membership and Board of Directors Meeting

Tuesday, July 9, 2019

PRESENT

Greg Schindler, President
Stan Thurber, 1st Vice President
Gregg Williams, 2nd Vice President
Dudley Anderson, Treasurer
Joy Hemphill, Secretary

Art Byram, Area 1 Director
Gerome D'Anna, Area 3 Director
Rebecca Talley, Area 4 Director
Bryan Thomas, Area 5 Director
Jay Jackson, Area 7 Director

Margie Naranjo and Roxy Gonzalez of SCS Management Services, Inc.

Absent:

Lance Brown, 3rd Vice President
Sarah Mueller, Area 2 Director
Ryan Aduddell, Area 6 Director

Executive Session (7:00 – 7:30 p.m.)

Margie Naranjo reported on the recent interactions with the Michael Gainer Law Firm. The Board reviewed the Legal Status Report. No additional action was needed.

HOA Board President Greg Schindler gave an overview of the actions he had taken during the past month: He had signed the CenterPoint release; the change order for the playground including ADA requirements; and informed that the next contractor payment is being held until the percentage complete is met. The progress of the pool construction was updated; and a chart of the past year's rainfall was shown to the Board.

The Board was informed that North Law had reviewed and agreed to the Ohana contract for pool usage.

The Board peripherally discussed the "Swim at Your Own Risk," and was informed that Ryan Aduddell, Area Director 6, has a committee formed to further discuss and analyze "Swim at Your Own Risk."

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GENERAL MEETING – OPEN SESSION: (7:35 p.m. – 8:43 p.m.)

MNW HOA President, Mr. Schindler, confirmed that a quorum was present and that the General Meeting of the MNW HOA Board was called to order at 7:35 PM

Adoption of the Agenda:

Mr. Schindler asked if there were any objections or amendments to the agenda. Being none, a motion was made by Mrs. Hemphill that the agenda be accepted. The Board unanimously approved the agenda as presented.

1st Vice-President Position: Mr. Schindler informed the Board that Mr. Thurber would like to rescind his resignation from the Board and remain on the MNW HOA Board as 1st Vice-President until the end of December 2019. The Board of Directors accepted and unanimously approved Mr. Thurber remaining on the Board.

Homeowners Forum:

Mr. Schindler opened the floor to those homeowners wishing to address the Board. Homeowners present discussed the following issues in the community:

Certain residents expressed concerns with regard to the hazards of having a swim-at-your-own-risk pool and other residents urged the Board to have a swim-at-your-own-risk pool. Mr. Schindler thanked the residents, indicating that he and the Board would take both of their opinions/concerns into consideration.

A resident inquired about whether there would be a drinking fountain at the pool as well as a water-bottle filler as a part of the drinking fountain.

One resident inquired regarding parked cars on a curve in the 7900 block of Theisswood Drive, indicating why she felt this was a danger. The Harris County Sheriff's officer who was present at the meeting explained the laws in effect related to parking on the curb.

Security: MNW HOA 2nd Vice-President (Security), Mr. Williams, gave a written and verbal report of the prior month's crime stats. Mr. Williams also informed of the results of the recent speed-trailer traffic study that had been conducted on Champion Forest Drive. He explained that this speed trailer counts cars, indicating the time of day, and the speed. Mr. Williams reported that Deputy Noack said they were addressing some neighborhood parking violations along the curbs and cul-de-sacs. Mr. Williams indicated he will write an article in *The Messenger* next month outlining these parking laws.

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Board Referral List: The Board reviewed and discussed the Board Referral List and approved twenty-four accounts to receive notice of non-compliance.

2018 Audit Approval: MNW HOA Treasurer, Mr. Anderson, presented the 2018 Draft Audit for Board approval. Mr. Anderson outlined some of the different types of audit and what an audit shows. He indicated that the opinion of the auditors, as expressed on the bottom of the first page of the audit, is: We have a clean audit. Mr. Anderson, after review of the audit, motioned that the Board approve the 2018 audit as presented. The motion was seconded by Mr. Byram. The Board unanimously approved that the 2018 Audit be accepted and that it be posted to the community website for members to review.

Pool Update: Mr. Schindler reported he is hopeful the pool will be completed in August, weather permitting. Mr. Schindler showed the audience the past year's rain percentages and how it had impacted the pool construction schedule. Because the Memorial Day completion date for the lap pool was not reached, it was determined that a wall dividing the lap pool from the remainder of the pool being constructed was no longer necessary and the focus going forward would be on the whole project. The ability to get lifeguards in the fall was discussed.

Playground: Mr. Aduddell's report was given *in absentia* by Mr. Schindler. It was reported that the playground equipment is being installed. However, due to an Exxon easement, the playground needed to be located a few feet from where it originally was slotted to be installed, necessitating the removal of a small tree. It was indicated that we are projected to be under budget and with no more issues.

Security Committee: Mr. Schindler presented the 2019 security committee members as recommended by Mr. Williams for the Board's review and approval. Mr. Byram requested to be added to the committee. The Board unanimously approved the committee members as presented by Mr. Williams, adding Mr. Byram to the committee.

Unfinished Business: None

New Business:

Tennis League: Ms. Lynne Sanders from the Tennis League addressed the Board, requesting that it allow non-residents to join the Memorial Northwest Tennis League for a cost. Ms. Sanders suggested this is necessary because of lower numbers of tennis team participants from MNW. After some discussion where Ms. Sanders compared and contrasted MNW's tennis league policy with those of other adjacent neighborhoods, the Board thanked Ms. Sanders for attending the meeting and requested that she follow up by presenting more specific details and a suggested policy to the CCMC for review and approval prior to the Board voting on the topic.

Marlins: A motion was made by Mr. Thomas that a refund check be issued to the Marlins because, the pool being uncompleted, the Marlins were not able to receive use and benefit of the pool. After a short discussion, this motion was unanimously approved by the Board.

There being no further general business to come before the Board, Mr. Schindler adjourned the General Meeting of the Board at 8:48 p.m.