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Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

General Meeting of the Membership and Board of Directors

Tuesday, March 3, 2020

PRESENT

Greg Schindler, President

Jay Jackson, 1st Vice President

Ryan Aduddell, 2nd Vice President

Joy Hemphill, Secretary

Art Byram, Area 1

Sarah Mueller, Area 2

Gerome D'Anna, Area 3

Rebecca Talley, Area 4

Bryan Thomas, Area 5

Vera Atkinson, Area 6

Michelle Rodriguez, Area 7

Roxy Gonzalez and Rita Haban of SCS Management Services, LLC.

Vacant, 3rd Vice President

Vacant, Treasurer

Executive Session (7:00 – 7:35 p.m.)

Homeowner ACC Application Review: A homeowner brought his ACC application before the Board. All parties agreed that the current roof condition must be addressed to minimize the ongoing damage being caused by water flow. The homeowner explained the plan as discussed by his proposed contractor. All present agree the roofing contractor is being trusted to perform a difficult task. The Board also offered to the homeowner to help solicit architects, structural engineers, roofing contractor, etc., volunteers to assist with ideas should it be necessary.

Based on the discussion, the Board agreed to provide the homeowner the discretion to proceed.

Legal Status and Actions: The Legal Status Reports were not provided timely this month. The Board deferred any actions until April.

Employee Discussions: The compensation plan was discussed concerning the summer-season lifeguard plan. Approximately 14 students are scheduled for the Red Cross Training class performed by The Expedition School from Austin, Texas. The Board agreed to the plan as presented.

Internal Audit: Mr. Jackson continues to inform the Board of the progress where contract performance has been below expectation. Corrections are being made to address deficiencies.

The executive session was adjourned at 7:35 p.m.

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Open Session – Board of Directors Meeting. (7:38-8:59 p.m.)

Mr. Schindler summarized the Executive Session for the homeowners present.

Adoption of the Agenda: Mr. Schindler observed that the Homeowner Forum was not listed on the agenda and advised that it would be held after the security report. The Board adopted the agenda as presented.

Process Board Referral List: The Area Directors requested all NNC and legal escalations be placed on hold to be addressed after the next run at the April HOA board meeting.

Confirmation of Committee Chairs: The following persons were put forward by Mr. Schindler as committee chairs:

- Community Club Management Committee – Sarah Mueller
- Common Area Management Committee – Michelle Rodriguez
- Deed Restriction and Architectural Control Committee – Mr. Schindler, as acting chairman.
- Health and Fitness Committee – Vacant.
- Media and Web Committee – Jay Jackson
- Safety and Security Committee – Ryan Aduddell
- Social Committee – Ryan Aduddell and Laura Aduddell, co-chairs.
- Tennis Committee – Lynne Sanders
- Welcome Committee – Vacant.

After discussion, all submitted committee chairs were approved unanimously by the Board. Next month, the recommended members of each committee will be presented to the Board for approval.

Lifeguard Plan Approval: The board voted unanimously to approve the lifeguard plan as presented.

Security Report: Mr. Aduddell indicated that the monthly crime reports were timely given to the security committee. He indicated that his committee continues to analyze neighborhood crime statistics with an eye towards the most efficacious scheduling of officer coverage under the contract and continues to monitor response times. The committee has studied reports for the last five years, finding that most of the officer calls in the neighborhood are for family disturbances and child runaways. Breaking that down further, by far the majority of runaways are from the group homes within our neighborhood. In that regard, Mr. Aduddell indicated that the time expended by our contracted officers on runaways is largely used by the group homes and, thus, his committee intends to investigate and petition the State to see if there are any options available.

The security committee has investigated the standards regarding golf-cart usage on public streets. This is allowed with a licensed driver on streets and not allowed on sidewalks. On HOA

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property, they are required to remain on paved surfaces and park in assigned spaces as any other vehicle.

The security committee continues to study the government laws versus deed restrictions regarding cars parking on the street and how they impact the MNW homeowners.

Mr. Aduddell wished to offer accolades for the Harris County Sheriff's officers who went out of their way in ensuring the safe travel of Mr. Thurber's niece while driving from Dallas to handle the affairs of her uncle who passed away suddenly.

Homeowners Forum: Homeowners present expressed concerns in the community as follows:

- 1) An inquiry as to when residents would gain access to the pool. Ms. Mueller advised that she was working towards an opening and projected that it would be very soon, possibly by the end of March.
- 2) A resident addressed the Board regarding the need for sidewalk repair on Theiss Mail Route in the vicinity of Doerre Intermediate School as well as a gap in the fence on Aylesbury Lane needing repair. After clarifying the particular areas with the homeowner, Mr. Schindler informed that the referenced sidewalk area and fence are not within the jurisdiction of the Association; however, he will telephone Precinct 4 to report the safety hazard.

The Board thanked the residents for bringing their concerns to the Board's attention.

2020 Contract Updates and Plans: Mr. Jackson gave a report of his actions in the past month, indicating that the pest-control contract had been handled and that he was monitoring the RRTX (Residential Recycling and Refuse of Texas) contract.

Vote – Confirmation of 3rd Vice President ACC & Deed Restrictions:

Mr. Schindler introduced Jake Kretzschmar as the nominee and moved to accept Mr. Kretzschmar in the MNW Homeowner Association's 3rd vice president ACC & deed restrictions position. Ms. Rodriguez seconded the motion. The Board unanimously voted to appoint Mr. Kretzschmar as 3rd vice president.

Vote – Confirmation of Treasurer:

Mr. Schindler introduced Victor Carranza as the nominee and moved to accept Mr. Carranza as the MNW Homeowner's Association treasurer; Mr. Aduddell seconded the motion. The Board unanimously voted to appoint Mr. Carranza as treasurer.

Committee Reports and Actions:

Mr. Thomas proffered the CCMC minutes as his report of the committee's actions and asked if there were any questions. There were no questions.

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Mr. Aduddell and Ms. Mueller discussed the Ladies Wine night in December of 2019 and the Guy's Night Out event on February 20, 2020, stating that both events were a great success and that the residents had indicated excitement about future events. Mr. Aduddell indicated the thoughts now were about having a soft-opening of the pool again this year.

There being no further general business to come before the Board, with a motion from Mr. D'Anna and a second by Mr. Jackson, Mr. Schindler adjourned the general meeting of the board at 8:59 p.m.