

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route

Klein, TX 77379

Meeting of the Board of Directors

Tuesday, November 3, 2020

PRESENT:

Greg Schindler, President

Jay Jackson, 1st Vice President

Ryan Aduddell, 2nd Vice President

Victor Carranza, Treasurer

Joy Hemphill, Secretary

Art Byram, Area 1

Matt Sneller, Area 2

Rebecca Talley, Area 4

Erik Bartlow, Area 6

Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Margie Naranjo of SCS Management Services, LLC

ABSENT:

Sarah Mueller, 3rd Vice President

Gerome D'Anna, Area 3

Bryan Thomas, Area 5

(NOTE: In respect to the national and local elections being held today, to allow more time for voting homeowners, the meeting started 30 minutes later.)

Executive Session – Legal Status Review (7:40 – 8:05 p.m.)

The North Law, P.C. legal status report was reviewed, and the pros versus cons of several actions were discussed amongst the Board members. Thereafter, instructions were given to Ms. Naranjo of SCS Management Services, Inc. on how to proceed with regard to said properties.

(The executive session adjourned at 8:05 p.m.)

Open Session – Board of Directors Meeting. (8:05-9:32 p.m.)

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

Adoption of the Agenda: Mr. Schindler inquired if the agenda was acceptable; the Board adopted the agenda as presented.

Homeowner Forum:

There were two homeowners present for the Board meeting.

A homeowner addressed the Board requesting advice on how to proceed with regard to a Notice of Encroachment received from a Municipal Utility District on a fence in place when the property was purchased in 2007. Several board members and Mrs. Naranjo were able to assist with how to retrieve information from the HCAD web site as well as names of persons to contact that may be able to assist the homeowner.

Determination of 2021 Assessment

For the benefit of the homeowners and the Board, Mr. Schindler gave a PowerPoint presentation outlining factors pertinent to the MNW budget for 2021. Increases in several budget categories over last year were noted, in particular security increasing by 3%, insurance increasing by 5%, and additional operating expenses experienced resulting from COVID-19 mandates. Additionally, the number of homeowners who are delinquent in paying their annual dues assessment has escalated from an average of 4% per year to 7% for 2020. This breaks down to 85 homeowners being behind one year (\$63,412), 27 homeowners being behind two years (\$48,585), and 20 homeowners being behind three or more years (\$54,662). It was pointed out that all of these delinquencies were incurred before the onset of any COVID-19 impacts. On the positive, it was noted that pool operations came in under budget.

The Board was informed that a minimum increase of 5% was needed to cover the additional costs, and 10% was suggested to cover the increased costs as well as to adequately fund the reserve account.

A motion was made by Mr. Aduddell with a second by Mr. Byram that the annual dues assessment be raised by 10%. The motion passed with 8 board members in favor and 1 opposed.

Ms. Naranjo was instructed to draft a letter regarding the increase to homeowners to be included with the annual dues assessment.

Request to Change Trash Contractor – Jay Jackson:

Residential Recycling and Refuse of Texas (RRRTx) approached Mr. Jackson wishing to rescind their contract for trash service with MWN, and suggested assigning their contract with Memorial Northwest for trash service to Texas Pride Disposal. RRRTx indicates that they are losing money servicing MNW, that they've had tremendous personnel issues as a result of COVID-19, and that back-door pickups are labor intensive. There were basically three options available to MNW: 1) attempt to force the contract with RRRTx 2) interact with Texas Pride Disposal to see what

MINUTES

they were offering and 3) to entirely shop a new contract. Mr. Jackson learned that Texas Pride was willing to assume the RRRTx contract in place, starting January 1, 2021. A perquisite of Texas Pride is that they would pick up heavy trash on both Mondays and Thursdays as opposed to only on Thursdays. Texas Pride has automatic billing online; paper billing is available, but comes with a handling fee. Three options for handling trash were discussed all at differing price points: curbside garbage only (no recycling and no backdoor pick up); curbside garbage and curbside recycling; and backdoor pick up of garbage and curbside recycling. Mr. Jackson explained that if any homeowners needed backdoor service or wished to have backdoor service, that individual arrangements could be made with the homeowner and Texas Pride Disposal. Mr. Carranza made a motion to go with Texas Pride Disposal for the curbside garbage and curbside recycling, with a second from Mrs. Hemphill. The curbside garbage and curbside recycling are priced at \$21.79 per month, a \$33 annual savings to the homeowner. After discussion, all Boards members voted in favor of Mr. Carranza's motion, authorizing Mr. Jackson to finalize the contract with Texas Pride Disposal.

Security Report – Ryan Aduddell, 2nd Vice President:

Mr. Aduddell advised that security reports are coming in regularly from the County, that the central difference this month from prior months is that traffic stops are up approximately 30%, predominantly for rolling stop signs. He indicated that the traffic study in MNW had been completed by Harris County and that we are awaiting their results.

New Business:

Mrs. Rodriguez discussed the plans and budget for the neighborhood Christmas lights and decorations at the seven entrances. The plans are within budget and plans proceeding.

There being no further business before the Board, with a motion from Mrs. Hemphill and a second from Mr. Byram, the meeting was adjourned at 9:32 p.m.