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Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

General Meeting of the Membership and Board of Directors Meeting

Tuesday, January 5, 2021

PRESENT:

Greg Schindler, President	Art Byram, Area 1
Jay Jackson, 1st Vice President	Matt Sneller, Area 2
Ryan Aduddell, 2nd Vice President	Gerome D'Anna, Area 3
Sarah Mueller, 3rd Vice President	Rebecca Talley, Area 4
Victor Carranza, Treasurer	Erik Bartlow, Area 6
	Michelle Rodriguez, Area 7

Roxy Gonzalez and Cathy Jensen of SCS Management Services, Inc.

Absent:

Joy Hemphill, Secretary

Vacant:

Area 5

Executive Session (7:05 p.m. – 7:28 p.m.)

The Board reviewed Northlaw's Legal Status report and expressed some concerns on several accounts. After discussion, the Board authorized SCS to proceed to the next steps as per the attorney's recommendations. Mr. Schindler advised that no agreements should be made without Board approval and that he is the initial contact person for any questions or offers. Mr. Schindler also proposed the ACC and Deed Restriction committees go through the Board Referral List and make the recommendations for SCS.

General Meeting (7:30 p.m. – 9:05 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.

Homeowners Forum: Mr. Schindler opened the floor to those homeowners wishing to address the Board. There were eight homeowners in attendance, with two addressing the board.

A homeowner addressed the Board stating that residents have been taking their pets on the trail where they are not allowed, and his wife almost tripped over one of the pets. He suggested a small "NO PETS ALLOWED" sign be placed out by the trails. He also advised that the lighting

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on the trail is not bright enough. The Board stated they would have the Community Center Management Committee look into it.

Another homeowner addressed the Board in reference to a Notice of Non-Compliance letter received the week following an accident where a car hit their home. Due to their extenuating circumstances, they are requesting the \$47 fee be waived as they submitted their ACC application on December 4, 2020. After much discussion, the Board approved the waiver, advising SCS to put the account on an indefinite hold and to speak with the area director before removing the hold.

President Goals: Mr. Schindler gave a presentation of the goals and objectives for the Association in 2021.

Budget: The 2021 budget will be presented at the February meeting.

Board Referral List: Prior to the Board meeting, the Area Directors had reviewed the Board Referral List and sent SCS Management their recommendations. The Board approved the Area Directors' recommendations.

Contracts: Mr. Jackson updated the board on the following contracts:

Trash Contract: Mr. Jackson reported there is still some struggle with regard to the transition from Residential Recycling and Refuse of Texas (RRRTx) to Texas Pride Disposal. There have been issues regarding pickup as Texas Pride Disposal is still getting used to the route in MNW, resulting in some residents having had their trash picked up late. It is anticipated, with time and experience, that this situation will be ameliorated.

Community Cleaning Crew: Mr. Jackson informed the Board he authorized Ms. Gonzalez to send a certified termination letter to the cleaning company and asked Ms. Gonzalez to let him know when she received the return receipt.

Security: Mr. Aduddell gave a verbal report on the crime statistics in the community, noting that Memorial Northwest crime statistics are considerably lower than surrounding communities.

There being no further business, Mr. Schindler adjourned the meeting at 9:05 PM.

Next Board of Directors Meeting: Tuesday, February 2nd, 2021