

MEMBERSHIP MEETING MINUTES



Memorial Northwest Homeowners Association Membership Meeting

17440 Theiss Mail Route

Klein, TX 77379

Tuesday, February 2, 2021. 7:00 p.m.

IN ATTENDANCE (Via Remote Connection)

Greg Schindler, Chairman

Jay Jackson

Ryan Aduddell

Sarah Mueller

Joy Hemphill

Gerome D'Anna

Erik Bartlow

Jerry Zelonish

John & Diane Fishero

William & Kristen Wells

Terry & Gloria Hemeyer

Elliot Avery

Thomas Glasscock

Klaus Hernandon

Evans

Mary Kersee

Penrights

Stephanie Williams

PROPERTY MANAGEMENT:

Margie Naranjo of SCS Management Services, LLC

Cathy Jensen of SCS Management Services, LLC

NOTE:

In deference to the shutdown orders issued by local, state and national governments as a response to the COVID-19 world pandemic, the following membership meeting of the MNW Homeowners Association was held via remote connection and the above-listed persons were present via remote connection.

Membership Meeting (7:00 – 7:31 p.m.)

Quorum

Mr. Schindler called the meeting to order at 7:00 p.m. Mr. Schindler informed that a quorum was not met: in order to meet quorum, 150 homeowners/members needed to be present out of the community's 1956 homeowner/members.

Goals and Objectives

Mr. Schindler discussed the goals and objectives of the Memorial Northwest HOA, to-wit: Protection of property values and an enhancement of the quality of life in Memorial Northwest. He outlined the MNW community assets, their values, and how the assets have evolved historically. A summarization was given of the committees that the MNW Homeowners Association utilizes to assist it in the pursuit of maintaining property value and enhancing quality of life, such as the Architectural Control Committee with oversight by Mrs. Mueller and the Community Club Management Committee with oversight by Mr. D'Anna. The committees are comprised of homeowners and at least one board member.

Budget Review

The assessments paid by homeowners as of this date were at 76 percent, with 24 percent outstanding. An explanation was given of the fees associated with late assessment payments. The steps of deed restriction violation notices and the fees associated with each were summarized for the homeowners present: the first letter, a second letter, and the third letter, also known as a Notice of Non-Compliance, and finally attorney involvement. Homeowners receiving any letter are always encouraged to contact their Area Director to discuss their personal situations and to answer any questions they may have. The purpose of the deed restriction enforcement is the protection of the homeowners who follow the deed restrictions.

Mr. Schindler discussed the 2021 budget and how the 2021 assessment was derived. Some inputs from 2020 were a higher-than-normal delinquency rate (7 percent), a 3 percent increase in security costs, and a 10 percent increase in insurance.

Open Forum

The meeting was opened to homeowners.

A homeowner inquired as to the status of traffic signal lights along Champion Forest Drive. Mr. Aduddell relayed that he has not yet received any information regarding the possibility of traffic signals. He indicated that when information is received that it will be released to the neighborhood through the website mnwhoa.org.

The same homeowner then inquired regarding the possibility of unifying exterior fencing of homes bordering Champion Forest Drive. He cited an example of the brick-wall fencing in an adjacent neighborhood. There was a roundtable discussion between homeowners and board members regarding what investigation has been done in the past and the costs involved in the different scenarios explored as well as particular legal hurdles faced. The adjacent neighborhood was designed for such fencing and said fencing was installed by the MUD district. The homeowner indicated that he would be willing to volunteer to oversee a committee to investigate the possibility and feasibility of Champion Forest fencing in Memorial Northwest. Mr. Jackson indicated that he would contact the homeowner with the next steps for forming such a committee.

There being no further business, the MNW homeowners membership meeting was closed at 7:31 p.m.

The next membership meetings will be: September 2021, officer and director nominations; October 2021, an election result