

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, June 1, 2021

PRESENT:

Greg Schindler, President
Jay Jackson, 1st Vice President
Ryan Aduddell, 2nd Vice President

Art Byram, Area 1
George D'Anna, Area 3
Rebecca Talley, Area 4
Erik Bartlow, Area 6
Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Margie Naranjo of SCS Management Services, LLC

ABSENT:

Matt Sneller, Area 2
Joy Hemphill, Secretary
Stephanie Williams, Treasurer
Sarah Mueller, 3rd Vice President

VACANT:

Area 5

Executive Session (7:03 p.m. – 7:40 p.m.)

The Board reviewed a fee waiver requested from a homeowner. After review of the facts and circumstances, the Board unanimously denied the waiver presented by the homeowner.

Mr. Schindler informed Mrs. Naranjo: in the future, all requested waivers are to be processed through him as the president of the association so that they may be placed on the next Board meeting agenda, especially after the expiration of any 209 letters.

The Board reviewed Northlaw's Legal Status Report, authorizing North's office to proceed to the next steps per the attorney's recommendations.

General Meeting (7:41 p.m. – 9:00 p.m.)

Mr. Schindler summarized the executive session, noted above.

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.

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

A homeowner came before the Board requesting fees to be waived from her account. Mr. Schindler explained the process for waiving fees. The homeowner will submit her request to the management company.

A homeowner addressed the Board thanking them for opening the fitness center.

Board Referral List.

The Board went through the Open Violations List making recommendations, approving the recommendations from the ACC Committee.

Treasurer's Report: In Mrs. Williams' absence, Mr. Schindler gave the treasurer's report.

COMMITTEE REPORTS:

Common Area Management Report: Mrs. Rodriguez presented a proposal from Gruene Landscape to replace the dead plants incurred as a result of February's Storm Uri freeze. The total was \$18,183.00. Mr. Jackson motioned to approve the proposal as presented. The motion was seconded by Mrs. Rodriguez. After some discussion, the motion passed with no opposition.

Security: Mr. Aduddell informed the board he did not have a security report to give. However, the security call status remains consistently low within the community.

Contracts: At the time of the meeting, Mr. Jackson stated that the Tennis pro contract has been signed by one of the pros and is in the process of being presented to the other tennis pro. Mr. Jackson informs that he working with Mrs. Naranjo on the Audit and Reserve Study.

Architectural Control: The Board reviewed the report presented by SCS Management LLC

Community Center Management Committee: Mr. D'Anna indicated the Community Center Management Committee (CCMC) was working on the upcoming July 4th event for the community. The community pool has been very busy. He informed the Board that Kristen Wells needs a way to purchase items for community events.

Area 5 Director Appointment: The appointment of the Area 5 director was tabled to be addressed at the July homeowners meeting.

New Business: (None)

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Mr. Jackson motioned to adjourn the meeting, with a second by Mrs. Rodriguez. All voted in favor.

There being no further business before the Board, Mr. Schindler adjourned the meeting at 9:00 p.m.

Next Board of Directors Meeting: Tuesday, July 6, 2021