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Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, December 7, 2021

PRESENT:

Greg Schindler, President
Jay Jackson, 1st Vice President
Ryan Aduddell, 2nd Vice President
Stephanie Williams, Treasurer
Joy Hemphill, Secretary

Art Byram, Area 1
Erik Bartlow, Area 6

PROPERTY MANAGEMENT:

Margie Naranjo, Chaparral Management Company – Katy

ABSENT:

Matt Sneller, Area 2
Gerome D'Anna, Area 3
Rebecca Talley, Area 4
Denise Ostner, Area 5
Michelle Rodriguez, Area 7

VACANT:

3rd Vice President

Executive Session (7:03 p.m. – 7:36 p.m.)

A hearing was held for a homeowner whose exterior paint color had been rejected by the ACC. The homeowner did not include in the application that repairs were being made and the paint was matching the existing paint for the repairs. The Board approved the project to make repairs and match existing paint.

The Legal Status review was conducted: one property had been foreclosed with proceeds to cover past due assessments and expenses. Instructions were sent to the attorney to focus on moving cases forward to resolution on recovery of assessments and enforcement of deed restrictions.

General Session (7:37 p.m. – 9:02 p.m.)

Mr. Schindler summarized the executive session for the homeowners as 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.

Homeowners Forum: Mr. Schindler opened the floor to those homeowners wishing to address the Board. There were 3 homeowners present. One homeowner objected to a letter he received

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from the maintenance company regarding replacing his fence, claiming the fence was in good repair. After reviewing his particular notification, it was pointed out that a single slat in his fence was needing repair to bring the entire fence up to standard. The homeowner thanked the board for the clarification and then excused himself from the proceedings.

No other homeowners wished to address the board.

BOARD SCHEDULED ACTIONS

Board Referral List:

Each home listed on the Board Referral List was reviewed by the board line by line, with individual decisions being made to recycle the property or move forward to the attorney.

Mr. Schindler reminded that new committees for 2022 (e.g., Social Committee, Security Committee, Common Area Grounds Committee and the ACC & Deed Restriction Committee) needed to be formed and presented to the board for full approval. It was decided that the neighborhood would be informed of the available committees online at mnwhoa.org.

Security Report:

Mr. Aduddell discussed the progress of the investigation into the use of license plate-reading technology by Flock Safety. He reports that Champion Forest has already implemented Flock Safety and coordinated its use with law enforcement. Work continues to review this technology and the cost to deploy and operate. The Board may make a decision in early 2022 when the program is fully defined.

Mr. Aduddell presented the security committee's ideas of implementation of the street no-parking program to enforce the current deed restriction and sought board guidance for proceeding forward. The methods of possible enforcement were taking photos, using stickers on the side window, and registered letters to the homeowner informing of the violation. Mrs. Naranjo indicated that in other neighborhoods that Chaparral Management manages they have success when fines are imposed for such violations.

During the discussion process, there was an outburst from a resident threatening board members with physical harm if the board attempted enforcement of such deed restriction on his property. The homeowner left on his own accord.

No decisions have been made concerning how best to implement enforcement of the no-curb-parking deed restriction.

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Contracts: Contract proposals for the reserve study have been received and are being reviewed, anticipating 2022 implementation. The waste and recycling contract continues to be monitored concerning performance. Proposals from five pool management companies were sought with only two proposals being competitive. Negotiations have begun to finalize proposals.

Architectural Control: The ACC committee is up to date on all application submissions. A search continues for a new 3rd Vice President to oversee the architectural control committee.

Treasurer's Report: Mrs. Williams reported a strong financial and cash flow position as we are beginning to receive 2022 assessments.

COMMITTEE REPORTS/MINUTES

Mr. Jackson informs that someone is stealing light bulbs from the common areas.

(With no further business before the board, the meeting was adjourned at 9:02 p.m.)

Next Board of Directors Meeting: Tuesday, January 4, 2022