

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, January 4, 2022

PRESENT:

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

Art Byram, Area 1
Catherine Persino, Area 2
Gerome D'Anna, Area 3
Kelley Minor, Area 4
Erik Barlow, Area 6
Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Roxy Gonzalez, Chaparral Management Company – Katy
Cathy Jensen, Chaparral Management Company – Katy

ABSENT:

Stephanie Williams, Treasurer
Denise Ostner, Area 5

VACANT:

3rd Vice President

Executive Session (7:03 p.m. – 7:41 p.m.)

The minutes for the executive session were prepared under separate cover.

General Session (7:43 p.m. – 9:04 p.m.)

Mr. Schindler summarized the executive session for the homeowners, to-wit: A homeowner's automatic 30-day suspension was extended to a 1-year suspension; and a homeowner settlement was presented to the board.

Mr. Schindler introduced the two new area directors: Catherine Persino, Area 2, and Kelley Minor, Area 4.

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: There were 2 homeowners present. One homeowner indicated that she would like to discuss settlement of her account. Mr. Schindler informed that the general board meeting, being public, was not the proper venue for such discussions and asked her to come to next month's executive session. The homeowner agreed.

BOARD SCHEDULED ACTIONS

2022 President's Goals and Objectives:

Mr. Schindler presented a PowerPoint presentation entitled, Goals and Objectives 2022. The highlights are as follows:

The mission for 2022: Preserve property values and enhance the quality of life. The plan envisions ensuing the mission through vision, planning and implementation with 4 pillars of success: Volunteers, external partners, owners; communication; objective measure; and focus. An outline was presented of the challenges and focal point of each pillar of success. A graph of price-per-square-foot increases over the years was presented, showing the largest increases since 2012. Slides were presented of the current state/stage of community violations: first letter, second letter, NNC, Attorney and Collections, and a breakdown of the types (and number) that make up the present violations. A goal is to speed up resolution of issues so as to protect those owners who do the right thing by focusing on the few who do not.

ACC Committee Nominations:

Mr. Schindler listed the 2022 members nominated for the Architectural Control Committee members as: Elson Ayoub, Stephane Bayliss, Suresh Srinivasan, Erin Berger and Virginia Smith. He explained that as a result of changes to the Texas Property Code effective as of September 1, 2021, board members can no longer be a member of the ACC committee and, thus, Ms. Stephanie Williams stepped down. The board voted unanimously to approve the members nominated for the Architectural Control Committee.

Board Referral List:

There was no board referral list for this month.

Security Report:

Mr. Aduddell announced that improvements in contract-deputy performance have been observed.

Mr. Aduddell indicated that the investigation of Flock Safety, a license plate reading technology, continues.

Mr. Aduddell queried board enthusiasm for pursuing violation of the curb-parking deed restriction, seeking guidance for proceeding in enforcement. Members of the board responded they would like the security committee to continue its work in this regard. Discussion revolved around initially giving proper notice in the form of three months' warning to those who continue to park on the curb.

Contracts Report:

Mr. Jackson reports that Texas Pride Disposal has hired a new manager, being a positive as this is an additional person to contact when issues arise.

The search for a new aquatics director has not been successful, so the search has broadened to include a pool management company with similar goals to MNW.

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Work continues on contract proposals for finding a company to perform the Reserve Study, and Mr. Jackson anticipates having such by next month.

Treasurers Report:

The end-of-the-year report will be presented next month. Everything is in a good position.

New Business:

Mr. Schindler states that he plans on attending the board meetings for HCWCID 114 and HCMUD 24 this month.

Mr. Jackson would like to have addressed board members who routinely are not present for meetings.

Mr. Byram states he was made aware of four recent reports of aggressive dogs made to the sheriff.

(With no further business before the board, by unanimous decision, the meeting was adjourned at 9:04 p.m.)

Next Board of Directors Meeting: Tuesday, February 1, 2022