

MINUTES

Memorial Northwest Homeowners Association

17440 Theiss Mail Route
Klein, TX 77379

Meeting of the Board of Directors

Tuesday, March 1, 2022

PRESENT:

Greg Schindler, President
Jay Jackson, 1st Vice President
Ryan Aduddell, 2nd Vice President
Kelley Minor, 3rd Vice President
Stephanie Williams, Treasurer
Joy Hemphill, Secretary

Art Byram, Area 1
Catherine Persino, Area 2
Michelle Rodriguez, Area 7

PROPERTY MANAGEMENT:

Margie Naranjo, Chaparral Management Company – Katy
Cathy Jensen, Chaparral Management Company – Katy

ABSENT:

Gerome D’Anna, Area 3
Erik Bartlow, Area 6

VACANT:

Area 4 Director
Area 5 Director

ALSO PRESENT:

Officer Lopez

Executive Session (7:05 p.m. – 7:45 p.m.)

Four homeowner hearings were scheduled, with three homeowners being no-shows. The homeowner that showed for her hearing brought with her another homeowner/friend who happened to be an attorney. The attorney stated that he was there at the homeowner’s invitation in his capacity as a homeowner/friend and not as an attorney.

The legal report was late being sent out; thus, the legal status review was postponed for March.

General Session (7:53 p.m. – 9:29 p.m.)

Mr. Schindler summarized the executive session for the homeowners as stated 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: There were 8 homeowners who signed the sign-in sheet. Some homeowners came in late. Five homeowners wished to address the board, mostly geared towards the proposed ACC Guidelines that went out for comment at the end of last week. The president and/or other board members listened and addressed each homeowner’s concern as appropriate.

MINUTES

A homeowner stated he had lived in the neighborhood for 10 years, having never looked at the deed restrictions, though he always strove diligently “to do the right thing” and be a good neighbor. He questions why he received a letter from SCS indicating that his roof (which was replaced in 2014) had not received approval by the ACC committee. He complains he is frustrated by poor communication as he has called the management company, having left messages, and never received a return call. In addition, he requested more information regarding the proposed flagpole regulations and the reasons therefor in the proposed ACC Guideline.

A homeowner indicates this is his second HOA meeting to attend though having lived in the neighborhood since 1999, that he is a CPA, and does not keep up with the events of the homeowner association or neighborhood. He indicates that he has an adult child now living with him and, as a result of three adults in the home working different hours, that for the sake of convenience parking on the curb has become a necessity for his family and that the prospect of having to move cars daily off of the curb is overly burdensome.

A homeowner approached to discuss “rumors” that she has been hearing about the impact of the proposed ACC Guidelines, especially with regard to it becoming an ACC violation to park in one’s driveway. She was assured that she had judged accurately that she was hearing “rumors,” lacking in veracity. She stated that the most important issue for her as a mother is the safety of her children walking to and from school, especially when there is the obstacle of parked cars along the street that her children must navigate around, which is exacerbated when it is dark outside.

A homeowner questioned why anyone would receive a violation letter for items not readily visible from the street. The board responded that such items were often a report from a neighbor who may be able to view it from their upstairs windows and takes objection. An example given was the operation of an Airbnb.

A homeowner who appeared late approached complaining of commercial vehicles parking in a neighbor’s driveway and his desire that speed bumps be installed to control speed.

BOARD SCHEDULED ACTIONS

Board Referral List: There was no board referral list for this month.

Resolution approving CCMC Committee membership

Mr. Schindler presented to the board Certification of Corporate Resolution 2022-0301A, establishing the members of the Community Center Management Committee for the term of January 1, 2022 through December 31, 2022, as: Gerome D’Anna, Beth Jackson, Joy Hemphill, Tessa Benson and Gayla Baker. Resolution 2022-0301A was approved unanimously by all board members, signed by the President and Secretary and entered into the minute book of the Association.

MINUTES

Approval for CCMC replacing pool furniture:

The Community Club Management Committee (CCMC) presented a proposal, in the approximate amount of \$17,000, for the purchase of new pool equipment (chairs, chaises and tables) to replace the present deteriorated and dry-rotted equipment. Mr. Aduddell stated his objection to the Marlins swim team's use of MNW's storage area while MNW's equipment is stored in the open. With the caveat that Mr. Aduddell's objection will be broached, all board members voted in favor of the purchase of new pool equipment.

Approval for the Social Committee purchase of two grills:

A request was made by the CCMC to use the social committee's budget to purchase two grills for the Marlins to use. The social committee refused the request as they have no need for the grills and do not want them. The board overruled the social committee and approved the proposal and purchase. Mr. Aduddell voted against this measure.

Security Report:

Mr. Aduddell reports that deputy staffing is back to full strength after several recent illnesses among the deputies. Burglary of motor vehicles were up for the past month; all burgled vehicles having been parked in driveways or along the street curb. The sheriff department's "ghost car" (one vehicle for approximately a week's duration) issued approximately 100 citations in January and the number for February is expected to be higher. Family disturbances were up with a couple of locations accounting for a large share of the increase. The results of the MNW traffic study conducted in approximately October of 2020 indicate that there possibly will be five traffic lights to be installed on Champion Forest between Louetta and Theiss Mail Rt.

Treasurers Report:

All is well. Accolades for the system catching a bogus invoice.

Contracts Report:

Mr. Jackson reports that there has been a price increase in the neighborhood mosquito misting system due to increases in chemical prices. Discussion is underway with the Marlins regarding the parameters of their concession-stand fundraising. He will discuss off-season storage with the Marlins as well.

Architectural Control Committee: The process is working well as the ACC has been very responsive to homeowners. Recently, there were 12 applications approved and 12 rejected. The most common denominator for a rejection is incomplete information, mostly incomplete plans, specifications, and surveys when necessary.

New Business:

Mr. Byram noted the deterioration of the community club parking lot, and questions whether we can patch what we've got or whether the whole thing would have to be stripped down, having to install new. Most likely, it would need new installation. This item will be addressed in the upcoming Reserve study.

MINUTES

Mr. Jackson indicates he has been in contact with Texas Pride regarding erratic trash pickup. Texas Pride indicates they are still having issues with employees being absent because of COVID-19. This problem is compounded when the driver, who is familiar with the route, is out sick and other drivers must pick up the route as well as their own route. Mr. Jackson was informed that it is approximately a four-hour trip to the landfill and back.

A solution that Texas Pride proposed is to have the neighborhood's recycling picked up on Mondays as opposed to Thursdays. Texas Pride indicates they have fewer recycling commitments on Mondays, which translates into the availability of more trucks and drivers.

Mr. Jackson motioned to change the recycling pickup to Mondays instead of Thursdays. Mrs. Hemphill seconded the motion. The motion carried with all in favor.

Mr. Jackson indicated that he will have Texas Pride notify the homeowners of the change in the next billing notification. Mr. Schindler indicated, in addition, he will have the entrance signs note the change of recycling days.

At 9:29 p.m. Mr. Byram presented a motion to adjourn, seconded by Mrs. Ramirez. All voted in favor.

(With no further business before the board, by unanimous decision, the meeting was adjourned at 9:29 p.m.)

Next Board of Directors Meeting: Tuesday, April 5, 2022