

MINUTES

MNW HOA Board of Directors Meeting Minutes

Tuesday, July 5, 2016

PRESENT

Greg Schindler, President	Tim McWilliams, Area 2 Director
Stan Thurber, 1st Vice President	Gerome D'Anna, Area 3 Director
Karen Blackwell, 2nd Vice President	Kelley Minor, Area 4 Director
Security	Bryan Thomas, Area 5 Director
Michelle Eubank, Secretary	Ryan Aduddell, Area 6 Director
Connie Shinaver, Area 1 Director (Left at 7:58 p.m.)	Sandy Remson, Area 7 Director

Margie Naranjo, SCS Management Services, Inc.

General Meeting Audience: approximately 8 people

ABSENT

Ryan Pyle, 3rd Vice President
Jamie DeLoatche, Treasurer

Executive Session (7 – 7:58 p.m.)

Deed Restrictions: The Board reviewed and discussed the Board referral list and approved 5 accounts to receive Notice of Non-Compliance Letters, 6 accounts to receive second letters, 8 accounts to be placed on hold and 8 accounts to be turned over to the attorney's office.

The Board reviewed the Legal Status Report. No additional action was needed.

General Meeting (8 – 8:44 p.m.)

Call to Order:

Mr. Schindler confirmed that a quorum was present and called the General Meeting of the HOA Board to order at 8 p.m.

Mr. Schindler summarized the Executive Session as noted above.

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The Board reviewed the Legal Status Report. No additional action was needed.

Consent Agenda:

The Board of Directors ratified the email approval(s) of:

- June 7, 2016, Meeting Minutes
- Community Center Committee Minutes

Committee Reports:

Community Center: Mr. Thomas informed the Board that the Committee is working on another workshop for family history and is looking into proposals for a water fountain.

Common Areas: Mrs. Minor reported that the Committee is requesting that the Area Directors submit any reports of damaged curbs, damaged street signs, poor drainage, and items in their areas to the Committee. These reports can then be submitted to Harris County for repair and replacement via a massive work order.

Deed Restrictions: Mr. Pyle was not in attendance. Therefore, no report was presented.

Health and Fitness: Mr. McWilliams informed the Board that the Committee had no new business to report.

Media and Web: Mr. DeLoatche was not in attendance. Therefore, no report was presented.

Safety and Security: Mrs. Blackwell reported that there were a couple of small incidents that occurred during the month. Mrs. Blackwell introduced Deputy Montoya, the new patrol Deputy for the community. Deputy Montoya presented a brief crime analysis report and answered questions from the present residents. Mrs. Blackwell also announced that a Safety and Security Committee was in place with four members representing all but Areas 3 and 4 of the community. Additionally, National Night Out will be held on the evening of Monday, October 3. The Safety and Security Committee will coordinate this event. National Night Out is organized in conjunction with various police organizations nationwide to inform the public about available police and community educational programs.

Social and Educational: No report was given.

Tennis: Mrs. Remson reported that the Committee received complaints that Tennis Courts are being used to play soccer, which can ruin the courts' nets. The Committee is looking to purchase signs, which will inform residents that soccer is not permitted on MNW Tennis Courts.

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Homeowners Addressing the Board:

Mr. Schindler opened the floor to those residents wishing to address the Board. The homeowners in attendance expressed concerns regarding the following issue(s) in the community:

1. The Ladybug Garden Club informed the Board and Residents that they will be installing small flags for all patriotic holidays along the neighborhood's medians.
2. Residents are concerned that some MNW Residents are possibly installing roofs without approval. Therefore, SCS Management will look at the roofs of MNW homes during its next inspections.
3. Homeowner Judy Gordon suggested that the HOA Board contact both MUDs to see how they can help with perimeter fence repair/replacement, as was done in the nearby Gleannloch Farms subdivision.

Treasurer's Report: Mr. DeLoatche was not in attendance.

Management Report for June 2016:

Mrs. Naranjo reported the following:

- **Deed restrictions:** A total of 666 violations were cited and 197 letters were mailed during the month of June. A total of 44 violations are on the Board Referral List and 133 violations were cleared from May.
- **Collections:** There are 19 residents on payment plans and two bankruptcies.
- **Phone Calls:** During June, SCS Management received 78 calls for Deed Restrictions and 10 calls for Assessments.

Unfinished Business: None

New Business: None

Adjournment:

Mr. Schindler adjourned the meeting at 8:44 p.m.

- MEETING MINUTES END -