



MEMORIAL THICKET HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

AT THE HOME OF RAY SCHMIDT

735 WINDBREAK TRAIL.

JUNE 10, 2026

A meeting of the Board of Directors ("Board") of the Memorial Thicket Homeowners Association, Inc. ("MTHA") was called to order by Ray Schmidt at 7:03 pm on June 10, 2026, at 735 Windbreak Trail.

A quorum of the Board was present, including board members Ray Schmidt, Freddie Kippes, Jerry Fabian, and Susan Sanchez. Cynthia Martinez was absent. These minutes were prepared and submitted by Cynthia Martinez, the Board Secretary, based upon detailed session notes recorded during the meeting by Susan Sanchez. Also in attendance were Andres Portillo for the DCCR committee, and resident Nina Edmison.

PUBLIC COMMENTS –

Nina Edmison (15519 Walkwood) attended to speak regarding the upcoming contract renewal with the neighborhood security company. Her primary comments and concerns included:

- Expressed strong advocacy for maintaining armed guards to preserve neighborhood safety and home values, noting break-ins in Fleetwood and an increase in transient individuals near the greenspace area.
- Emphasized the importance of the front security entrance sign stating *armed* guards as a crime deterrent, noting a concern that a perceived reduction in safety could lead to increased rentals and lower property values.
- Shared appreciation for the current guards, who have been exceptionally thoughtful and helpful to her.
- Inquired about the competitiveness of the ongoing vendor bidding process and offered her assistance in researching potential security companies.

- Noted that she is highly satisfied with other neighborhood services.

#### APPROVAL OF MINUTES OF THE MAY MEETING -

- Motion to approve the minutes of the May meeting by Jerry Fabian, seconded by Susan Sanchez. Unanimously approved by the board members in attendance.

ACC – information received from Sherry Campbell and presented by Ray Schmidt

- A generator which was visible from the street will be screened from view by a row of newly planted shrubs.

DCCR – presented by Andres Portillo

- Enforcement: Formal notice has been sent to a residence to remediate multiple ongoing outstanding violations. The HOA has offered 1:1 support to help plan the maintenance activities and obtained a quote for tree trimming.
- Lamp Posts: Five formal lamp post notices were recently sent out to residents; to date, two of the issues have been successfully addressed.
- After presenting, Andres left the meeting.

#### TREASURER

##### *2026 Assessments*

As of June 1, 2026, 159 out of 159 assessments (100%) have been paid. This compares to 157 out of 159 assessments (98.7%) as of June 1, 2025. 159 out of 159 assessments (100%) as on June 1, 2024, 159 out of 159 assessments (100%) for June 1, 2023, and 159 out of 159 assessments (100%) as of June 1, 2022.

*Refinance/Transfer/Resale Certificate Fees Received - None*

##### *Cash Balances*

| <u>Account</u>     | <u>Amount</u>           |
|--------------------|-------------------------|
| Checking           | \$274,499.17            |
| MMA – Reserves     | \$153,274.03            |
| <br>Total May 2026 | <br><u>\$427,746.20</u> |
| Total May 2025     | <u>\$389,485.68</u>     |

##### *Billings by Providers – Status*

- Commercial Investigations & Security - paid \$7,895.92 on 5/4
- WaterWise - paid \$295 on 5/18
- Google Fi - paid \$35.16 on 5/18
- J Greenscapes - paid \$4,071 on 5/14
- NEC Co-op – paid 87.10 on 5/5
- QuickBooks - paid \$32.19 on 5/15
- City of Houston - paid \$374.51 on 5/6
- Guard House cleaning - \$50 on 5/18; \$50 on 5/29

#### *City of Houston Trash Reimbursement*

April 2026 reimbursement has not yet been received.

#### OPERATIONS -

- Trash Services: The current contract includes a 3.75% annual rate increase and is scheduled to expire in April 2028. The agreement auto-renews for 3-year periods unless formal notice is given by January 2028. It was noted that a previous billing issue involving invoices sent to an incorrect email address has been successfully resolved.
- Landscaping & Irrigation: Competitive bids from existing vendors (Waterwise and Greenscapes) as well as several alternative companies are expected. Additionally, Freddie Kippes will follow up regarding the replacement of rose bushes that were killed last year, which are to be replaced at Greenscapes' expense.

#### SECURITY

- There were no security incidents in the past month.
- Front Lighting: Security guards reported several dark or dim lights at the neighborhood entrance. A handyman will inspect and repair the fixtures.
- Security Services:
  - The Board expressed deep sadness over the passing of Rudy Trabanino, who was owner and operator of CIS, the guard company.
  - CIS was acquired in 2018 and is wholly-owned by Security Solutions of America (SSOA), which will continue to provide the guard services, uninterrupted and on the same terms under the existing agreement.
  - RFP updates: proposals are due July 10<sup>th</sup>.

#### OTHER BUSINESS

- National Night Out planning: The Board plans to serve pizza and sno-cones at the event. The mounted patrol is expected to confirm their attendance in September.
- Neighborhood Enhancements: The Board is investigating the feasibility of a recreational enhancement on community property at the front of the neighborhood, restricted to the exclusive use of neighborhood residents and guests. Thus far, the Board has only considered whether increased property taxes would preclude any enhancement. The Harris County Appraisal District (HCAD) confirmed that an enhancement would not

increase the HOA's property tax liability, so long as nominal value requirements are satisfied. The Board would not recommend any enhancement to the Members without first soliciting feedback from the community and conducting extensive research, including with respect to cost, attracting non-residents into the neighborhood, potential liability, insurance, etc.

The next regular meeting of the Board of Directors is scheduled for Wednesday, July 8, 2026, at the home of Cynthia Martinez, 723 Windbreak Trl.

Meeting adjourned at 10:02 pm

Dated: June 10, 2026

/s/ Cynthia Martinez

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CYNTHIA MARTINEZ,  
SECRETARY