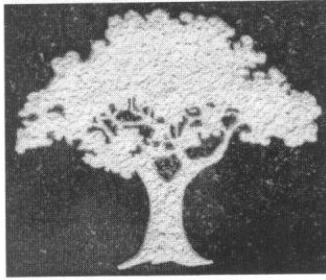


MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.



MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF RAY SCHMIDT, 735 WINDBREAK TRAIL

AUGUST 9, 2023

A meeting of the Board of Directors (the "Board") of Memorial Thicket Homeowners Association, Inc. ("MTHA") was called to order by Meghan Lee at 7:07 p.m. on August 9, 2023, at 735 Windbreak Trail.

Board members in attendance were Meghan Lee, Mary Sergesketter, Reese Brito, and Ray Schmidt. Tom Skerl (Architectural Control Committee Chair), Greg Sergesketter (Assistant Treasurer) and Lyn Buza (Secretary-elect) were also in attendance.

ELECTION OF DIRECTOR AND OFFICER

After discussion, a motion was duly made and seconded, that in accordance with Article IV, Section 3 of the By-Laws, Lyn Buza be elected to serve an unexpired term for director until the 2025 Annual Meeting and to serve as Secretary. The motion was approved unanimously. Lyn Buza and Greg Sergesketter were not present for this item.

APPROVAL OF MINUTES

After discussion, and upon a motion duly made and seconded, the minutes from the June 14, 2023, and July 12, 2023, meetings were approved.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report by Tom Skerl – The ACC continues to do walk-about and has been working on reviewing and approving submitted projects.

OLD BUSINESS

Status of Homes – The Board discussed the status of certain homes, the actions taken to date and the actions to be taken going forward. Three homes are still being rebuilt with two of them appearing to have current activity.

OFFICERS' REPORTS

A. Treasurer – Ray Schmidt

2023 Assessments

As of August 9, 2023, all 159 assessments (100%) for 2023 have been paid. This compares to 159 out of 159 assessments (100%) as of August 1, 2022, 158 (99%) as of August 1, 2021, and 158 (99%) as of August 1, 2020.

Refinance/Transfer/Resale Certificate Fees Received

- 731 Plainwood Dr – Transfer 7/18/23
- 815 Walkwood Cir – Transfer 7/10/23
- 727 Windbreak Trl – Transfer 7/3/23

Cash Balances

<u>Account</u>	<u>Amount</u>
Checking	\$162,113.15
MMA – Reserves	66,563.72
MMA	<u>79,104.05</u>
Total August 9, 2023	<u>\$307,780.92</u>
Total August 8, 2022	<u>\$289,134.29</u>

Billings by Providers – Status

- Security Solutions of America – Invoices for services from 7/4/23 thru 7/31/23 approved and being processed.
- GreenScapes for landscaping – Invoice for July service approved and being processed.
- Waterwise for irrigation inspection, maintenance and repair – Invoice for July service approved and being processed.
- Texas Pride (159) – Invoice for July service approved and being processed.
- Smith Thompson for alarm systems – Invoice approved and being processed.
- Google FI – Invoice received and processed.
- NEC Co-op Energy – Invoice received and processed.
- Memorial Storage – Invoice received and processed.
- Intuit QuickBooks – Invoice received and processed.

City of Houston Trash Reimbursement

July reimbursement has been submitted. May and June reimbursements remain outstanding.

B. Operations – Mary Sergesketter

- The dead tree on the west side of our entrance needs to be replaced. Mary will investigate the cost of replacement.
- The limbs and dead branches on the two green spaces at the front of our entrance have been removed by residents Steve Sahinen and Greg Sergesketter.
- The green space on the east side of the Guard House will be mowed and sprayed for ants prior to the MTSA Labor Day Parade and Sno-Cone event on September 4th.

C. Security – Reese Brito

Security contracts-Descriptions of alternative security contracts were presented by Reese Brito. Reese will review details and present the board's requests to the said companies and report back to the Board at our September meeting.

Guard House-The Guard House is currently very hot. The costs of possible solutions will be investigated by Reese Brito and Tom Skerl.

Lamp Posts-The Guards continue to give notices to residents who do not have operating lamp posts. Currently, there are two homes still without functioning lamp posts.

NEW BUSINESS

No new business was brought forward.

NEXT MEETING

The next meeting will be Wednesday, September 13, 2023, at 7:00 p.m. at the home of Meghan Lee at 15411 Old Stone Trail.

There being no other business, the meeting was adjourned at 8:48 p.m.

Dated: August 9, 2023

LYN BUZA
SECRETARY