



MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF RAY SCHMIDT, 735 WINDBREAK TRAIL

MARCH 8, 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 7:06 p.m. on March 8, 2023, at 735 Windbreak Trail. Board members in attendance were Meghan Lee, Mary Sergesketter, Ray Schmidt, Reese Brito, and Allen Redding. Tom Skerl (Architectural Control Committee Chair) and Greg Sergesketter (Assistant Treasurer) were also in attendance.

APPROVAL OF MINUTES

After discussion and upon a motion duly made and seconded, the minutes from the February 8, 2023, meeting were approved with no changes.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report by Tom Skerl – The ACC has been doing walkabouts throughout the neighborhood, and 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 actions to be taken going forward. The Board believes that three homes are still at studs as a result of Hurricane Harvey, and a fourth one is being worked on.

Old Stone Trail Lift Station – The status of the Old Stone Trail Lift Station project was discussed. It was agreed that Greg and Allen will meet with City of Houston personnel Monday morning at 9:30 to discuss the handling of damages caused by the contractor working on the project.

Becky Cook Proposal. The Board discussed further Becky’s proposal she presented at February’s meeting. The Board had asked Becky to provide three locations of similar projects in a community space to be reviewed, but to date that information has not been provided. The Board decided that more research related to the costs and logistics was needed before a major project such as presented by Becky could be

approved by the Board. For now, Mary will ask Becky if she would agree to add a small raised bed/planter box on the east front lot of the subdivision that can be planted with flowers to attract butterflies, etc.

Directories – Meghan has payment for the 2023 Information Guide and Resident Directory. She will pick them up and distribute them to the residents.

OFFICERS' REPORTS

A. Treasurer – Ray Schmidt

2023 Assessments

As of March 7, 2023, 156 out of 159 assessments (98%) for 2023 have been paid. This compares to 156 out of 159 assessments (98%) as of March 7, 2022, 154 (97%) as of March 7, 2021 and 155 (97%) as of March 8, 2020.

Assessments received during March 2023 will be assessed the monthly administration fee of \$25.

Invoices were mailed on March 3rd to the three homeowners for their past due amount of \$1,950.

Refinance/Transfer/Resale Certificate Fees Received

- 15507 Old Stone Trail – Transfer Fee received on March 3rd.
- 703 Last Arrow – Transfer Fee received on February 10th.

Cash Balances

| <u>Account</u> | <u>Amount</u> |
|---------------------|---------------------|
| Checking | \$279,007.03 |
| MMA – Reserves | 66,003.00 |
| MMA | <u>78,437.69</u> |
| Total March 7, 2023 | <u>\$423,447.72</u> |
| Total March 9, 2022 | <u>\$413,104.98</u> |

Billings by Providers – Status

- Security Solutions of America billing for our guard service – Paid through February 27, 2023.
- Green Scapes for landscaping – Current.
- Waterwise for irrigation inspection, maintenance, and repair – Current.
- Texas Pride (159) – Current.
- Smith Thompson for alarm systems – Current.
- Google Fi – Current.
- NEC Co-op Energy – Received a \$50 credit for new customer – Current.

City of Houston Trash Reimbursement

December, 2022 and January, 2023 reimbursements remain outstanding. February reimbursement request has been submitted.

Renewal of Service Mark – Ray received a renewal notice for a Memorial ThicketSM Service Mark from the State of Texas and will follow up to have it renewed.

B. Operations – Mary Sergesketter

Waterwise – Mary discussed the water issues/leaks found by Waterwise during their monthly service and the status thereof.

Spring/Summer Planting – Many of the pansies are starting to die. The transition to color is not scheduled until May. Mary will follow up with Green Scapes for their recommended solution.

C. Security – Reese Brito

Speeding – Concerns have been expressed about a guard speeding while on patrol. Reese will discuss with the guards.

Lamp Posts – The Guards continue to give notices to residents who do not have operating lamp posts.

Homeless Encampment – Meghan noted that there may be a homeless encampment set up on Skansa's property near Memorial ThicketSM south of the Snicket Gate. Ray will follow up with his neighbor who may have a contact with the Skansa management company.

NEW BUSINESS

Security Contract – The Board discussed the terms of the current security contract and associated matters that have been raised. Reese agreed to discuss the situation with Rudy and report back to the Board.

Sidewalk Ordinance – The changes to the City of Houston sidewalk ordinance were discussed. Sidewalks are required to be installed on properties when certain changes to a property are made. A fee can be paid in lieu of installing a sidewalk under certain circumstances.

NEXT MEETING

The next meeting will be Wednesday, April 12th at 7:00 p.m. at the home of Allen Redding, 802 Spear Point Cove.

There being no other business, the meeting adjourned at 9:20 p.m.

Dated: March 8, 2023