



# MEMORIAL THICKET<sup>SM</sup> HOMEOWNERS ASSOCIATION, INC.

## MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF RAY SCHMIDT, 735 WINDBREAK TRAIL

APRIL 10, 2024

A meeting of the Board of Directors (the “Board”) of Memorial Thicket Homeowners Association, Inc. (“MTHA”) was called to order by Ray Schmidt at 7:08 p.m. on April 10, 2024, at 735 Windbreak Trail.

Board members in attendance were Ray Schmidt, Mary Sergesketter, Jerry Fabian and Lyn Buza. Tom Skerl and Sherry Campbell (Architectural Control Committee Co-Chairs) were also in attendance.

### **Architectural Control Committee (ACC)**

*Report by Tom Skerl* – Tom reported the ACC continues to do walk-about and has been working on reviewing and approving submitted projects. The flag holder on the west side of the guard house has been repaired. Mary will purchase a new Texas flag for this holder.

*Report by Sherry Campbell* – Sherry reported two homes had been for sale and both have signed contracts for purchase. Sherry has been resending letters to residents who are in violation of the MTHA DCCRs and/or Policies. She reported some progress has been made with a few violations being corrected.

The plan for MT Weed and Feed Day initiative has been formulated and will be announced to residents and homeowners via an MTHA newsletter. Those desiring this optional lawn enhancement service will directly contact the provider. Homeowners and residents may also have their driveway, walkways, etc. power washed by contacting Thomas Bowling.

### **Approval of Minutes**

Due to the absence of Meghan Lee and the inability of others to access the March minutes for review, it was decided to delay approval of the March minutes until the May meeting.

### **Old Business**

*Status of Homes* – There are currently two homes under contract. Two homes have not finished reconstruction from the Harvey flooding.

*ACC Responsibilities* – Meghan reported via email that she has not yet heard back from the lawyers regarding her letter concerning the division of ACC and Board authority and responsibilities for enforcing MTHA’s DCCRs and Policies.

## Officers' Reports

### A. Treasurer – Ray Schmidt

#### *2024 Assessments*

As of April 9, 2024, 158 out of 159 assessments (99%) for 2024 have been paid. This compares to 159 out of 159 assessments (100%) as of April 11, 2023, 157 out of 159 assessments (98%) as of April 12, 2022 and 158 out of 159 assessments (99%) as of April 1, 2021.

Notice to the remaining homeowner for their past due amount of \$2,075 was sent on April 1, 2024.

#### *Refinance/Transfer/Resale Certificate Fees Received*

- None

#### *Cash Balances*

<u>Account</u>	<u>Amount</u>
Checking	\$254,320.93
MMA – Reserves	67,538.96
MMA	<u>80,263.04</u>
Total April 9, 2024	<u>\$402,122.93</u>
Total April 11, 2023	\$406,720.57

#### *Billings by Providers – Status*

- Commercial Investigations & Security (formerly Security Solutions of America) billing for our guard services – Invoices 2051 & 2092 have been received, approved and paid for service through March 25<sup>th</sup>.
- GreenScapes for landscaping – Received, approved and paid.
- Waterwise for irrigation inspection, maintenance and repair – Received, approved and paid.
- Texas Pride (159) – Received, approved and paid.
- Smith Thompson for alarm systems – Received, approved and paid.
- Memorial Drive Storage – Received, approved and paid through April 30<sup>th</sup>. Monthly rate will increase to \$179 on May 1<sup>st</sup>.
- NEC Co-Op Energy – Received, approved and paid.
- Google FI – Received, approved and paid.
- COH Water – Received, approved and paid.
- Legal Fees – Received, approved and paid.

#### *City of Houston Trash Reimbursement*

January and February reimbursements have been received. March reimbursement has been submitted.

#### *Memorial Thicket Service Mark*

The service marks for the Memorial Thicket<sup>SM</sup> logo and design are up for renewal with the Texas Secretary of State. The paperwork is being prepared for submission.

**B. Security – Jerry Fabian**

- Guard House – The UPS battery for the camera system was replaced under warranty by Greg.
- MTHA Security Newsletter is now ready for distribution.
- There was no police activity in March.

**C. Operations – Mary Sergesketter**

Mary reported the current estimate from GreenScapes to replace plants lost in the freeze is \$6,670.00. After discussion, and upon a motion duly made and seconded, a resolution was unanimously passed to accept the estimate and have GreenScapes proceed with replanting the cul-de-sac and front entrance plants.

**New Business**

National Night Out is October 1, 2024. The Board discussed the possibility of our neighborhood’s participation in this event. It was mentioned the MTSA Block Captains might help organize the gathering.

**MTSA News**

There will be an adults-only celebration for Cinco de Mayo on May 5<sup>th</sup> from 5-7 p.m. The party will be held on the Old Stone Trail East cul-de-sac. Margaritas and fajitas will be served. The cost for MTSA members will be \$15.00 pp and \$20.00 pp for non-members.

**Next Meeting**

The next meeting will be held on Wednesday, May 8, 2024 at 7:00 p.m. at Jerry Fabian’s home, 802 Spear Point Cove.

There being no other business, the meeting was adjourned at 9:02 p.m.

Dated: April 10, 2024

**Lyn Buza**  
**LYN BUZA**  
SECRETARY