



MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF JERRY FABIAN, 802 SPEAR POINT COVE

SEPTEMBER 11, 2024

A meeting of the Board of Directors (the “Board”) of Memorial Thicket Homeowners Association, Inc. (“MTHA”) was called to order by Meghan Lee at 7:05 p.m. on September 11, 2024, at 802 Spear Point Cove.

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

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report by Tom Skerl – Tom reported letters continue to be sent out to those residents in violation of the deed restrictions.

APPROVAL OF MINUTES

After discussion, and upon a motion duly made and seconded, the minutes from the August 14th meeting were approved.

OLD BUSINESS

Status of Homes – There are currently two homes for sale. Two homes have not finished reconstruction from the Harvey flooding.

OFFICERS’ REPORTS

A. Treasurer – Ray Schmidt

2024 Assessments

As of September 1, 2024, 159 out of 159 assessments (100%) for 2024 have been paid. This compares to 159 out of 159 assessments (100%) as of September 1, 2023, 159 out of 159 assessments (100%) as of September 1, 2022 and 159 out of 159 assessments (100%) as of September 1, 2021.

Refinance/Transfer/Resale Certificate Fees Received

- 8/19/24 – 850 Plainwood – Transfer
- 7/31/24 – 730 Last Arrow – Transfer (Still awaiting check from Title company after multiple calls.)
- 7/25/24 – 723 Windbreak Trail – County records show a new owner, but no request for statement of account nor transfer fee.

Cash Balances

<u>Account</u>	<u>Amount</u>
Checking	\$120,673.55
MMA – Reserves	68,156.69
MMA	<u>80,997.16</u>
Total September 10, 2024	<u>\$269,827.40</u>
Total September 12, 2023	\$281,312.91

Billings by Providers – Status

- Commercial Investigations & Security (formerly Security Solutions of America) billing for our guard services – Invoice 2306 (7/30/24-8/12/24) received, approved and paid. Invoice 2317 (8/13/24 – 8/26/24) received, approved and paid. Invoice 2342 (8/27/24 – 9/9/24) received, approved and paid.
- J. GreenScapes LLC – Invoice 1194 received, approved and paid.
- Waterwise Irrigation Inc. – Invoice 27826 received, approved and paid.
- Texas Pride (159) – Invoice 1578507 received, approved and paid.
- Smith Thompson for alarm systems – Invoice 4453568 received, approved and paid.
- Memorial Drive Storage – Invoice 8762 received, approved and paid thru 9/30/24.
- NEC Co-Op Energy – 8/30/24 – Received, approved and paid.
- Google FI – 8/16/24 – Received, approved and paid.
- COH Water – 8/20/24 – Received, approved and paid.
- HoltTollet, PC – Invoice 1755173 on hold pending clarification.

City of Houston Trash Reimbursement

July reimbursement has been received. August reimbursement has been submitted.

City of Houston Drainage Fee

COH Water issued a separate bill of \$3.23 for drainage. Pending resolution.

Tax Return

Our CPA is still working on the MTHA 2023 Form 990 Return.

B. Security – Jerry Fabian

- Jerry reported there were six incidents for HPD for false alarms or for EMS for the month of August.

C. Operations – Mary Sergesketter

- Mary reported a resident’s chain saw was damaged when he loaned it to another resident who was helping to remove the storm debris from Beryl on the east side of the entrance. The Board approved the replacement or repair of the resident’s chain saw.

- Mary received an estimate of \$4,500.00 to trim the trees on the cul-de-sacs.
- The Board approved the expense of \$400.00 to trim the tree on Windbreak Trail North.
- Mary has booked Ninfa's for the annual homeowners' meeting to be held on December 2, 2024.

NEW BUSINESS

- The Yard of the Month for September is 707 Windbreak Trail, the home of Melba and Ronnie Murphy.
- MT's National Night Out event is slated for Tuesday, October 1st, from 6-8 PM. We are planning on 50-75 residents to attend. Sno-cones will be provided by Sherry Campbell/ Energy Realty and MTSA. Pizza will be provided by CIS. Mary has arranged for Houston Councilmember Julian Ramirez and officers from Precinct 5 Constable to attend the event.

MTSA NEWS

MTSA is sponsoring children's Halloween party on October 31st. Details will be forthcoming.

NEXT MEETING

The next meeting will be held on Wednesday, October 9, 2024 at 7:00 p.m. at the home of Ray Schmidt, 735 Windbreak Trail.

There being no other business, the meeting was adjourned at 9:42 p.m.

Dated: September 11, 2024

Lyn Buza
LYN BUZA
SECRETARY