



MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF LYN BUZA, 807 ELK RUN CIRCLE

MARCH 13, 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 March 13th, at 807 Elk Run Circle.

Board members in attendance were Meghan Lee, Mary Sergesketter, Jerry Fabian, Ray Schmidt and Lyn Buza. Tom Skerl and Sherry Campbell (Architectural Control Committee Co-Chairs) and Greg Sergesketter (Assistant Treasurer) 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 guard house needs to be repaired.

Report by Sherry Campbell – Sherry presented a listing of homes in need of compliance with the MTHA DCCRs. She also reported two letters had been emailed to homeowners about violations and more will be sent. Sherry will formulate a plan to have a Weed and Feed Day for residents who want the optional lawn enhancement service.

Approval of Minutes

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

Old Business

Status of Homes – According to Greg’s report on the post-Harvey status of homes and rentals there are currently no homes for sale or rent. There has been little change in the status of homes. Two homes have not finished reconstruction from the Harvey flooding.

Officers’ Reports

A. Treasurer – Ray Schmidt

2024 Assessments

As of March 12, 2024, 158 out of 159 assessments (99%) for 2024 have been paid. This compares to 156 out of 159 assessments (98%) as of March 7, 2023, 156 out of 159 assessments (98%) as of March 7, 2022 and 154 out of 159 assessments (97%) as of March 7, 2021.

Assessments received during March 2023 will be assessed the monthly administration fee of \$25. Notice to the remaining homeowner for their past due amount of \$2,050 has been sent. One homeowner paid their assessment without including the amount for the monthly administration fee. Ray is following up with that homeowner.

Refinance/Transfer/Resale Certificate Fees Received

- None

Cash Balances

<u>Account</u>	<u>Amount</u>
Checking	\$281,449.22
MMA – Reserves	67,414.48
MMA	<u>80,115.11</u>
Total March 12, 2024	<u>\$428,978.81</u>
Total March 7, 2023	\$423,447.72

Billings by Providers – Status

- Commercial Investigations & Security (formerly Security Solutions of America) billing for our guard services – Invoices 152955 & 2003 have been received, approved and paid.
- 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 March 31st.
- NEC Co-Op Energy – Received, approved and paid.
- Google FI – Received, approved and paid.
- COH Water – Received, approved and paid.
- Minuteman Press – 2024 directories paid.

City of Houston Trash Reimbursement

December reimbursement has been received. January reimbursement remains outstanding. February reimbursement has been submitted.

B. Security – Jerry Fabian

- Guard House – Jerry reported the guard house has been cleaned and basic supplies have been replenished. Jerry was given Board approval to purchase paint to refresh the interior of the Guard House.
- Lamp Posts – The guards continue to issue notices to residents who do not have operating lamp posts.
- Medical Emergency – Jerry reported the guard on duty professionally assisted a non-resident motorist requiring assistance for a medical emergency.

C. Operations – Mary Sergesketter

Mary reported the expenditure of \$500.00 for irrigation repairs on Bow String Cove.

GreenScapes will submit a revised estimate to replace plants on cul-de-sacs that were lost in the freezes of 2023 and 2024.

Color plants will be replaced in May.

New Business

Greg presented the idea of offering CPR training to residents. The discussion will continue at the next meeting.

MTSA News

There will be an Easter Egg Hunt on the East side of the entrance on March 24th from 2-4:00 pm. Refreshments and activities will be provided by the MTSA.

Next Meeting

The next meeting will be held on Wednesday, April 10, 2024 at 7:00 p.m. at Ray Schmidt's home, 735 Windbreak Trail.

There being no other business, the meeting was adjourned at 8:46 p.m.

Dated: March 13, 2024

Lyn Buza
LYN BUZA
SECRETARY