MEMORIAL THICKET℠ HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF SHERRY PETKAS, 822 PLAINWOOD DR.

OCTOBER 8, 2025

A meeting of the Board of Directors (the "Board") of Memorial Thicket Homeowners Association, Inc. ("MTHA") was called to order by Mary Sergesketter at 7:03 p.m. on October 8, 2025, at 822 Plainwood Drive.

Board members in attendance were Mary Sergesketter, Ray Schmidt, Sherry Petkas and Lyn Buza. Greg Sergesketter (Assistant Treasurer), Andres Portillo (DCCR Committee Chair) and Arif Uzun (homeowner) also attended.

Architectural Control Committee (ACC)

No Report

Front Lots

Arif Uzun – Mr. Uzan (a member living on Windbreak Trail) arrived at 7:10 p.m. to discuss proposals for the front lots owned by MTHA. Mr. Uzan then left the meeting at 7:25 p.m.

DCCR Committee

Report by Andres Portillo – Andres provided the Board with a listing of updates on DCCR issues he has been working on with the residents. Andres Portillo left the meeting at 8:05 p.m.

Approval of Minutes

Minutes – After discussion, and upon a motion duly made and seconded, the minutes from the September 10, 2025 meeting were approved as amended.

Old Business

Status of Homes – Currently, one home is for sale. There are no homes for rent. One home was sold on September 26th. Two homes continue to be unoccupied and have not finished reconstruction from the Harvey flooding.

Officers' Reports

A. Security

- Three medical incidents since the last meeting.
- One identity theft report taken by HPD. Incident did not occur in Memorial Thicket℠.
- Security Guard responded to a family disturbance in the 800 block of Plainwood. HPD was also called, but no report was required to be taken.
- A resident reported a vehicle passing another vehicle outbound on Plainwood, which was captured by the resident's cameras. MTHA's camera captured the license plate of the passing vehicle. Further investigation determined passing vehicle belonged to a resident. Security guard eventually was able to make contact to discuss the matter. Mary followed up with the resident reporting the incident.
- VP-Security passed on a quote concerning possible changes to MTHA security camera system. As the VP-Security was unable to be present for the meeting and some of the Board had not yet reviewed the quote, the matter was deferred.
- CIS continues to provide out-of-town assistance to residents by picking up packages left at the front door and also walking the residential property. Front entrance and cameras continue to be monitored 24/7 and all cameras are operational.

B. Treasurer – Ray Schmidt

2025 Assessments

As of October 1, 2025, 159 out of 159 assessments (100%) have been paid. This compares to 159 out of 159 assessments (100%) as of October 1, 2024, 159 out of 159 assessments (100%) as of October 1, 2023, 159 out of 159 assessments (100%) as of October 1, 2022 and 159 out of 159 assessments (100%) as of October 1, 2021.

Refinance/Transfer/Resale Certificate Fees Received

- None

Cash Balances

Account	Amount
Checking	$115,974.16
MMA – Reserves	151,925.40
Total October 7, 2025	$267,899.56
Total October 8, 2024	$243,799.58

Billings by Providers – Status

- Commercial Investigations & Security (formerly Security Solutions of America) – Invoice 173220 (8/26/25-9/8/25) received, approved and paid. Invoice 173678 (9/9/25-9/21/25) received, approved and paid.
- J. GreenScapes LLC – Invoice 1830 (10/1/25) received, but not yet approved and paid.
- Waterwise Irrigation Inc. – Invoice 29548 (9/23/25) received, approved and paid. Invoice 29633 (10/7/25) received and approved, but not yet paid.
- Texas Pride Disposal – Invoice 1964499 (9/22/25) received, approved and paid.
- Smith Thompson for alarm systems – Invoice 48865361 (9/17/25) received, approved and paid.
- Memorial Drive Storage –Invoice 9073 received, approved and paid thru 10/31/25.
- NEC Co-Op Energy – 9/30/25 – auto pay – received, approved and paid.
- Google FI – 9/16/25 – auto pay – received, approved and paid.
- COH Water – 10/8/25 – auto pay – received, approved and paid.

City of Houston Trash Reimbursement

September 2025 reimbursement has been submitted.

Form 990 & 2026 Budget

A draft of the Form 990 for 2024 was reviewed. Based on questions and comments, the Form 990 will be revised and presented to the Board for approval.

An initial draft of the budget for 2026 was presented. The draft was discussed and, based on those discussions, the budget will be revised.

C. Operations – Sherry Petkas

- Sherry gave an update of replacing the rosebushes by GreenScapes. She continues to monitor cul-de-sac plantings and remind neighbors to comply with trash and recycle pick-up and garden clippings protocols.

New Business

Yard of the Month – The Yard of the Month for October is the Jasek home at 15422 Walkwood Dr.

National Night Out – The Board thanked President Mary Sergesketter for obtaining the invited LEO and City representatives for Memorial Thicket's℠ National Night Out held on October 7th. The Board also acknowledged CIS for providing the pizza, and MTSA and Energy Realty/Sherry Campbell for the sno-cones. The event was well-attended by Memorial Thicket℠ families.

MTSA – MTSA will sponsor a Holiday Party for adult residents on December 5, 2025. There will also be a Holiday luncheon at Café Benedicte on December 10th at 11:30 a.m. More details will follow.

Annual Meeting – The MTHA annual meeting will be held on December 1st at Ninfa's Mexican Restaurant, 14737 Memorial Drive, Houston Texas 77079. Ray asked about mementos for the three directors rolling off the Board in December.

Next Meeting

The next meeting will be held on November 12th at 7:00 p.m. at the home of Mary Sergesketter, 815 Elk Run Circle.

There being no other business, the meeting was adjourned at 9:58 p.m.

Dated: October 8, 2025

_____/s/ Lyn Buza_____
LYN BUZA
SECRETARY