



MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF LYN BUZA, 807 ELK RUN CIRCLE

SEPTEMBER 10, 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 7:01 p.m. on September 10, 2025, at 807 Elk Run Circle.

Board members in attendance were Mary Sergesketter, Jerry Fabian, Sherry Petkas and Lyn Buza. Greg Sergesketter (Assistant Treasurer), Andres Portillo (DCCR Committee Chair) and Sherry Campbell (ACC Co-Chair) also attended.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report by Sherry Campbell – Sherry presented the latest updates to the ACC Approval Tracker, which is a compilation of approvals sought and actions taken on homeowners’ repairs and upgrades. Sherry then left the meeting at 7:20 p.m.

DCCR COMMITTEE

Report by Andres Portillo – Andres discussed properties with outstanding issues previously noted and the current status of those homes. Andres reported he has spoken to specific homeowners personally regarding DCCR issues. In one instance the violation had been resolved by the homeowner. Andres then left the meeting at 7:38 p.m.

APPROVAL OF MINUTES

Minutes – After discussion, and upon a motion duly made and seconded, the minutes from the August 11, 2025 meeting were approved.

OLD BUSINESS

Status of Homes – Currently, two homes are for sale (one of which is under contract) and one home is for rent. Three homes were rented in the past month; no homes were sold. Two homes continue to be unoccupied and have not finished reconstruction from the Harvey flooding.

OFFICERS' REPORTS

A. Security – Jerry Fabian

- Jerry reported there was one medical incident and one reported theft since the last meeting.
- Jerry discussed the possible pros and cons of Flock Cameras for our neighborhood. He reported he has been checking into the cost to upgrade our current system.
- Jerry stressed the importance of neighbors reporting to the guards or him if they see or hear something suspicious.

B. Treasurer

2025 Assessments

As of September 1, 2025, 159 out of 159 assessments (100%) have been paid. This compares to 159 out of 159 assessments (100%) as of September 1, 2024, 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

- None

Cash Balances

<u>Account</u>	<u>Amount</u>
Checking	\$138,654.40
MMA – Reserves	<u>151,722.76</u>
Total September 9, 2025	<u>\$290,377.16</u>

Total September 10, 2024 \$269,827.40

Billings by Providers – Status

- Commercial Investigations & Security (formerly Security Solutions of America) – Invoice 2788 (7/16/25-7/29/25) received, approved and paid. Invoice 2789 (7/30/25-8/12/25) received, approved and paid. Invoice 2821 (8/13/25-8/26/25) received, approved and paid.
- J. GreenScapes LLC – Invoice 1736 (8/18/25) received, approved and paid. Invoice 1781 (9/1/25) received, approved and paid.
- Waterwise Irrigation Inc. – Invoice 29315 (8/5/25) paid. Invoice 29433 (9/2/25) received, approved and paid.
- Texas Pride Disposal – Invoice 1939740 (8/20/25) received, approved and paid.
- Smith Thompson for alarm systems – Invoice 4826136 (8/20/25) received, approved and paid.
- Memorial Drive Storage – Invoice 9044 received, approved and paid thru 9/30/25.
- NEC Co-Op Energy – 8/29/25 – auto pay – received, approved and paid.
- Google FI – 8/16/25 – auto pay – received, approved and paid.
- COH Water – 9/8/25 – auto pay – received, approved and paid.

City of Houston Trash Reimbursement

July 2025 reimbursement has been received. August 2025 reimbursement has been submitted.

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 September is the Beasley residence at 711 Bow String Cove.

National Night Out – Mary discussed the logistics and presentations related to Memorial Thicket’sSM National Night Out, which will be held on October 7th. The specifics on food, special attendees and logistics were finalized, as well as the necessary items needed. A run-through for the Board has been scheduled for October 5th.

MTSA – MTSA will share the cost of 75 Sno-Cones with Sherry Campbell of Energy Realty for National Night Out. There will be an Octoberfest Party for adult residents at the home of Nancy and Don Schulte, 15503 Old Stone Trail, on October 4th. There is a cost to attend, and spaces are limited. Details can be found in the flyer.

Annual Meeting – The MTHA annual meeting will be held on December 1st at Ninfa’s Mexican Restaurant, 14737 Memorial Drive, Houston Texas 77079.

Bayou West Drainage Project – John Cabiness has informed Greg that design for the drainage project related to the channel that was the old Buffalo Bayou on the west side of Memorial ThicketSM has been completed and construction is to begin before the end of the year. That channel drains the west side of Memorial ThicketSM into Buffalo Bayou.

NEXT MEETING

The next meeting will be held on October 8th at 7:00 p.m. at the home of Sherry Petkas, 822 Plainwood Drive.

There being no other business, the meeting was adjourned at 9:30 p.m.

Dated: September 10, 2025

/s/ Lyn Buza
LYN BUZA
SECRETARY