



MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

AT THE HOME OF RAY SCHMIDT

735 WINDBREAK TRL.

JANUARY 14, 2026

A meeting of the Board of Directors (“Board”) of the Memorial Thicket Homeowners Association, Inc. ("MTHA") was called to order by Ray Schmidt at 7:04 pm on January 14, 2026, at 735 Windbreak Trl.

Board members in attendance were Ray Schmidt, Jerry Fabian, Freddie Kippes, and Susan Sanchez. Also in attendance was Andres Portillo. Cynthia Martinez was absent. Susan Sanchez recorded notes of the meeting in Cynthia’s absence.

DCCR -

- Andres Portillo has volunteered to lead DCCR once again. Andres has lived in Memorial Thicket for 5 years, has 2 sons, and during this time his home value has doubled.
- One home has a damaged mailbox. The homeowners have informed that they will have it repaired exactly as it was and the brick will match the brick of their home.
- One home has a damaged roof, which is in process of being repaired, pending resolution of costs with the neighbor whose tree fell and damaged the roof.
- Yard Clippings Left on the Curb – There have been more instances and complaints of yard clippings being left out on the curb days before the trash is due to be picked up. Andres has spoken with some of the yardmen (workers) to inform them of the rules regarding yard clippings. The newly created DCCR email account will also begin sending email notices to homeowners.

After presenting on the DCCR topics, Andres Portillo left the meeting at 7:34 pm.

APPROVAL OF MINUTES OF THE DECEMBER MEETING -

- Motion to approve the minutes of the December meeting by Susan Sanchez. Seconded by Freddie Kippes. Unanimously approved by the board members in attendance.

SECURITY -

- Lamp Posts – Sunday nights the guards will patrol to see whose lamp posts are not in good working order.
- Alarm Protocols – One homeowner has been experiencing a delay with their alarm due to a damaged receiver. Smith Thompson will fix it free of charge. The homeowner had not instructed Smith Thompson to call the guard house before calling HPD. The next security newsletter will remind homeowners to do that and to register the alarm system annually as required by the city of Houston.
- Speeding – The board discussed potential ways to address speeding in the neighborhood, including the potential to request an HPD officer to monitor for speeding (but the speed limit is technically 30 MPH, even though the neighborhood sign says 20 MPH), or purchasing a sign that lights up with the speed a car is going and shows the posted speed limit to give a warning.
- Traffic Safety – The board discussed ways to prevent two cars pulling up next to each other at the exit to the neighborhood, as it is meant to be one lane, including potentially striping the pavement or implementing a traffic barrier. The board will get pricing on these options and will vote on this at our next meeting.
- Cameras – The neighborhood has a new monitor and security equipment. There is a new license plate reader on the way in and out. It can take up to 60 frames a second and the data is stored for 30 days. The guard house may need another computer hard drive to accommodate this data.
- Security Incident – There was a report of a man who became belligerent. The woman came to the guardhouse to report the situation. The resident and the CIS guard gave different reports to law enforcement and Jerry Fabian is now assisting law enforcement by sharing the information that was provided to him. Ginny was the guard on duty.
- CIS Contract – This is the 3rd year of a 3-year contract with CIS. The board discussed research relating to the costs associated with the security car, the maintenance, having an armed guard, etc.
- Report of Aggressive Dog – Residents have reported a dog that appears to be aggressive and is walked by a walker who may not be able to maintain control of it. Ray Schmidt will contact the resident who owns the dog privately to discuss this matter and Jerry Fabian will include reminders in the security newsletter about good dog behavior and the city regulation which limits the number of dogs per homeowner to two.

TREASURER

- HOA Dues – The board reviewed the collection status of 2026 HOA dues.
- New Systems – The board is transitioning to electronic bill payment and bookkeeping with QuickBooks online.

OPERATIONS

- Services – Freddie Kippes is reviewing the trash and landscaping contracts. He intends to issue an RFQ in February for trash, landscaping, and irrigation. One topic to consider is whether to extend electricity to the islands in the cul-de-sacs as batteries go out constantly. Another topic for consideration is the recycling collection service.
- Common Areas – The board discussed the areas at the front of the neighborhood and potential future uses, such as tennis / pickleball, playground and the complexities that come with such uses of these areas (tax increases, liabilities, costs, etc.).
- Trees – The board plans to establish a tree maintenance plan for the neighborhood and discussed engaging neighbors to volunteer to help with tree trimming.

The next meeting is planned for Wednesday, February 18, 2026 at Jerry Fabian's house, 802 Spear Point Cove.

Meeting adjourned at 8:53pm

Dated: January 14, 2026

/s/ Cynthia Martinez

CYNTHIA MARTINEZ,
SECRETARY