MEMORIAL THICKET℠ HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF SUSAN SANCHEZ 731 PLAINWOOD DRIVE
SEPTEMBER 9, 2026

A meeting of the Board of Directors (the "Board") of Memorial Thicket Homeowners Association, Inc. ("MTHA") was called to order by Ray Schmidt at 7:05 p.m. on September 9,2026 at 731 Plainwood Drive.

Board members in attendance were Ray Schmidt, Jerry Fabian, Susan Sanchez, and Lyn Buza. Freddie Kippes was available by phone. Andres Portillo (DCCR Committee Chair), Sherry Campbell (ACC Chair), Justin Robinson (Operations Manager for SSOA) resident Emily Avedikian and Memorial Thicket's website administrator Angela Wang also attended.

SECURITY SERVICE REPORT

Report by Justin Robinson Operations Manager for SSOA)-Justin reported all incidents will now be documented in the new Lighthouse app. Orders have been posted in the guard house regarding visibility, dress code and performance, He assured the Board he will follow up on any violations. Justin left the meeting at 7:48.

EMAIL SERVER REPORT

Report by Angela Wang- (Angela Wang is the administrator for the Memorial Thicket web site. The Board had asked her to recommend a new email service as the past MailChimp account was no longer available).

Angela Wang presented recommendations for a new email Newsletter System to the Board. Angela gave the Board a comparison of three different systems- MailerLite, MailChimp, and Constant Contact. A motion was made and duly seconded to adopt a new mail service to replace the defunct MailChimp account. Angela and Sherry Campbell will investigate the three options as to number of users and functionality of each service and select. Angela left the meeting at 7:22.

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. She cautioned that all homeowners need to be reminded that ALL exterior changes must be approved by the ACC before work begins. Sherry reported ACC approved upgrades are being made to two homes. Violations have been addressed. Sherry will speak to residents at our National Night Out Celebration on October 6.
Sherry left the meeting at 7:40 p.m.

DCCR COMMITTEE

Report by Andres Portillo– Andres provided the board with an update on issues he is working on. He continues to speak with landscape crews regarding leaving clippings at curb. Andres left the meeting at 7:45.

APPROVAL OF MINUTES

Minutes – After discussion, and upon a motion duly made and seconded, the minutes from August 12, 2026, meeting were approved as amended.

OLD BUSINESS

Status of Homes – Currently, four homes are for sale. One home has a contract pending. One home is also for rent. One home continues to be unoccupied and has not finished reconstruction from the Harvey flooding.

Secretary -The Board appointed Lyn Buza to fill secretary position vacated by Cynthia Martinez.

OFFICERS' REPORTS

A. *Security-Jerry Fabian*

Memorial Thicket Homeowners Association
Security Report for the Month ending August 2026.

Security Solutions of America (SSOA) reported the following activity during the period noted:

- CIS, LLC was notified of a minor vehicle accident involving backing into a parked car in the 720 block of Plainwood. The guard suggested calling HPD. HPD was on-site. There were no injuries to report.
- CIS, LLC reported that the guard transported a child home after the bus dropped them off at home due to heavy rainfall.
- CIS, LLC received a call from the 700 block of Windbreak Trail stating that the resident was the victim of an attempted jugging at the Bank of America on Hwy 6, The resident notified security of the attempt in case the suspect vehicle entered the property. The vehicle description is a black Chrysler with dark tinted windows and no front plate. The suspect description was unavailable from the bank due to the dark tinted windows on the vehicle.
- CIS, LLC was flagged down during patrol by a resident in the 15800 block of Walkwood regarding tree cutting in the gully at the end of Walkwood. It was reported that a homeowner living in the 800 block of Marywood Chase had contractors cutting trees on the gully side of his fence line. The MT resident was concerned that the trees were owned by MTHOA.

Security Solutions of America continues to provide out-of-town assistance to residents by picking up packages left at the front door and walking the residential property. Front entrance and cameras continue to be monitored 24/7, and all cameras are operational.

B. ***Treasurer – Susan Sanchez***

TREASURERS REPORT
August 2026

2026 Assessments
As of September 1, 2026, 159 out of 159 assessments (100%) have been paid. This compares to
159 out of 159 assessments (100%) as of September 1, 2025. 159 out of 159 assessments (100%)
as on September 1, 2024, 159 out of 159 assessments (100%) for September 1, 2023, and 159 out
of 159 assessments (100%) as of September 1, 2022.

Refinance/Transfer/Resale Certificate Fees Received
● None

Cash Balances
Account Amount
Checking $ 188,220.34
MMA – Reserves $ 153,726.51
Total August 2026 $314,946.85
Total August 2025 $324,573.24

Billings by Providers – Status

● Memorial Drive Storage – paid
● WaterWise – paid
● Survey Monkey - paid
● Smith Thompson - paid
● Google Fi - paid
● J Greenscapes - paid
● NEC Co-op – paid
● QuickBooks - paid
● Texas Pride – paid
● City of Houston - paid
● Guard House cleaning - paid
● Security Solutions of America – paid

City of Houston Trash Reimbursement
July and August 2026 reimbursements have been submitted.

C. ***Operations*** **–** Freddie Kippes could not attend but was available by text.

Freddie is looking at estimates from tree services for tree removal and trimming on front lots and cul de sacs. A motion was made duly seconded to trim trees on Memorial blocking visual access to traffic heading East. Freddie is reviewing vendors' contracts for services in 2027.

NEW BUSINESS

Yard of the Month –will resume in October.

NATIONAL NIGHT OUT

National Night Out will be held on October 6 at the front east lot by guard house. Energy Realty will provide Sno-Cones and SSOA will have Pizza for all residents attending. Water will be provided by the Board. Speakers are to include Councilman Willie Davis, Sherry Campbell from Energy Realty and a representative from MTSA. Public safety and emergency service personnel will also be in attendance. Mounted police and firetrucks are expected.

NEXT MEETING

The next meeting will be held on October 7, at 7:00 p.m. at the home of Freddie Kippes, 706 Bow String Cove.

There being no other business, the meeting was adjourned at 9:55 p.m.

Dated: September 9, 2025

Lyn Buza

LYN BUZA
SECRETARY