



# **MEMORIAL THICKET<sup>SM</sup> HOMEOWNERS ASSOCIATION, INC.**

## **MINUTES OF A MEETING OF THE BOARD OF DIRECTORS**

**AT THE HOME OF MARY SERGESKETTER, 815 ELK RUN CIRCLE**

**FEBRUARY 14, 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 February 14<sup>th</sup>, at 815 Elk Run Circle.

Board members in attendance were Meghan Lee, Mary Sergesketter, Jerry Fabian and Lyn Buza. Tom Skerl and Sherry Campbell (Architectural Control Committee Co-Chairs), Greg Sergesketter (Assistant Treasurer), and Rudy Trabanino and David Watson (Commercial Investigations & Security (“CIS”)) 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 to deed restrictions. She also shared a draft letter to homeowners.

### **APPROVAL OF MINUTES**

After discussion, and upon a motion duly made and seconded, the minutes from the January 10<sup>th</sup> meeting were approved as amended.

### **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.

### **SECURITY COMPANY**

Rudy Trabanino and David Watson with CIS (which is the security company MTHA contracts with) met with the Board. The Board and CIS discussed various matters related to security.

## OFFICERS' REPORTS

### A. Treasurer

#### *2024 Assessments*

As of February 13, 2024, 155 out of 159 assessments (97%) for 2024 have been paid. This compares to 149 out of 159 assessments (94%) as of February 7, 2023, 153 out of 159 assessments (96%) as of February 13, 2022 and 152 out of 159 assessments (96%) as of February 8, 2021.

Assessments received during February 2023 will be assessed the monthly administration fee of \$25. Notices to the remaining homeowners for their past due amount of \$2,025 have been sent.

#### *Refinance/Transfer/Resale Certificate Fees Received*

- None

#### *Cash Balances*

<u>Account</u>	<u>Amount</u>
Checking	\$302,513.62
MMA – Reserves	67,298.23
MMA	<u>79,976.96</u>
Total February 13, 2024	<u>\$449,788.81</u>
Total February 7, 2023	\$437,677.53

#### *Billings by Providers – Status*

- Commercial Investigations & Security (formerly Security Solutions of America) billing for our guard services – Invoices 151677 & 152286 have been received, approved and paid.
- GreenScapes for landscaping – Received, approved and paid.
- Waterwise for irrigation inspection, maintenance, and repair – Received, approved, paid.
- Texas Pride (159) – Received, approved and paid.
- Smith Thompson for alarm systems – Received, approved and paid.
- Memorial Drive Storage – Received, approved and paid.
- NEC Co-Op Energy – Received, approved and paid.
- Google FI – Received, approved and paid.
- COH Water – Received, approved and paid.

#### *City of Houston Trash Reimbursement*

December reimbursement remains outstanding. January reimbursement has been submitted.

### B. Security – Jerry Fabian

- Guard House – Jerry reported the guard house will need cleaning and routine extermination. Basic supplies need to be replenished.
- Lamp Posts – The guards continue to issue notices to residents who do not have operating lamp posts. Currently there are three homes without functioning lamp posts.

**C. Operations – Mary Sergesketter**

Mary reported the estimated costs of removing a few dead trees and branches from the front lots at the entrance would be \$3,500.00. The Board authorized the VP Operations to proceed with this work.

The dead tree on the west side of the entrance will be replaced in the Spring.

**NEW BUSINESS**

None

**MTSA NEWS**

The Family Fun Day slated for February 10th was cancelled due to low response.

**NEXT MEETING**

The next meeting will be held on Wednesday, March 13, 2024 at 7:00 p.m. at Lyn Buza's home at 807 Elk Run Circle.

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

Dated: February 14, 2024

*Lyn Buza*  
LYN BUZA  
SECRETARY