Memorial Thicket℠ Homeowners Association, Inc.

Minutes of a Meeting of the Board of Directors

At the Home of Ray Schmidt, 735 Windbreak Trail

August 11, 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 7:00 p.m. on August 11, 2025, at 735 Windbreak Trail.

Board members in attendance were Mary Sergesketter, Jerry Fabian, Ray Schmidt, Sherry Petkas and Lyn Buza. Greg Sergesketter (Assistant Treasurer), Andres Portillo (DCCR Committee Chair) and Rudy Trabanino (CIS) also attended.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

No Report

DCCR COMMITTEE

Report by Andres Portillo – Andres discussed certain properties with outstanding issues previously noted and the status. Andres reported he has spoken to specific homeowners personally regarding DCCR issues with varying degrees of success.

After discussion and upon motion duly made and seconded, the following resolutions were unanimously adopted:

WHEREAS, the homeowner of 862 Windbreak Trail has failed for over a year to replace his unapproved mailbox with one in compliance with the DCCRs, even after he has been informed of the violation numerous times by the MTHA;

RESOLVED, that legal counsel is authorized to be retained to ensure compliance thereof with the DCCRs; and

RESOLVED FURTHER, that the appropriate officers are empowered to carry out the foregoing resolution on behalf of the Board.

The Board discussed whether a friendly visit might prove to be an effective way to deal with certain homeowners with DCCR violations. Mary agreed to meet with a homeowner about issues regarding their property. Andres then left the meeting at 7:40 p.m.

SECURITY DISCUSSION

CIS – Rudy Trabanino with CIS arrived at 7:50 p.m. The Board discussed with Rudy current operations, prior matters, and future plans and procedures. Mary thanked Rudy for agreeing to donate the pizza for our National Night Out celebration to be held on October 7th as he also did last year and invited him to attend. Rudy then left the meeting at 8:17 p.m.

APPROVAL OF MINUTES

Minutes – After discussion, and upon a motion duly made and seconded, the minutes from the July 9, 2025 meeting were approved.

OLD BUSINESS

Status of Homes – Currently, five homes are for sale, three of which are also for rent. Two homes are listed for rent only and one has a contract on it. No homes were sold or rented in the past month. Two homes continue to be unoccupied and have not finished reconstruction from the Harvey flooding.

OFFICERS' REPORTS

A. Treasurer – Ray Schmidt

2025 Assessments

As of August 1, 2025, 159 out of 159 assessments (100%) have been paid. This compares to 159 out of 159 assessments (100%) as of August 1, 2024, 159 out of 159 assessments (100%) as of August 1, 2023, 159 out of 159 assessments (100%) as of August 1, 2022 and 158 out of 159 assessments (99%) as of August 1, 2021.

Refinance/Transfer/Resale Certificate Fees Received

- 734 Windbreak – closed 7/1/25 – transfer fee deposited

Cash Balances

Account	Amount
Checking	$173,067.94
MMA – Reserves	151,505.30
Total August 11, 2025	$324,573.24
Total August 13, 2024	$299,725.15

Billings by Providers – Status

- Commercial Investigations & Security (formerly Security Solutions of America) – Invoice 2755 (7/2/25-7/15/25) received, approved and paid.
- J. GreenScapes LLC – Invoice 1681 (7/15/25) received, approved and paid.
- Waterwise Irrigation Inc. – Invoice 29315 (8/5/25) received and approved, but not yet paid.
- Texas Pride Disposal – Invoice 1890959 (7/22/25) received, approved and paid.
- Smith Thompson for alarm systems – Invoice 4801044 (7/17/25) received, approved and paid. Invoice 4822789 (8/1/25) received, approved and paid.
- Memorial Drive Storage –Invoice 9016 received, approved and paid thru 8/31/25. Fee increased by $10 per month on August 1, 2025.
- NEC Co-Op Energy – 7/30/25 – auto pay – received, approved and paid.
- Google FI – 7/16/25 – auto pay – received, approved and paid.
- COH Water – 8/8/25 – auto pay – received and approved.
- State Farm Insurance – Invoice A-6595 (7/9/25) received, approved and paid.

City of Houston Trash Reimbursement

May and June 2025 reimbursements have been received. July 2025 reimbursement has been submitted.

B. Security – Jerry Fabian

- Jerry reported there was:
  - two false alarms;
  - one fire alarm;
  - updated report of kids playing pranks by ringing residential doorbells;
  - a resident complaint regarding a suspicious male near his home; the subject was a lost delivery driver; and
  - no medical emergencies.
- Jerry reported a revised duty schedule for the guards will be distributed the following week. He also reported the need for guard visibility to assure residents get to know the guards.
- Jerry also stressed to Rudy the importance of guards dressing appropriately and wearing name badges.
- Jerry also expressed his concern that a former Memorial Thicket℠ guard who resigned from CIS was again working in Memorial Thicket℠.

C. Operations

- Sherry gave an update of improvements being made to cul-de-sacs. She reported there are many dead rosebushes in the cul-de-sac plantings possibly due to heavy pruning by GreenScapes during the past hot months. Sherry informed the Board she will longer oversee the 2025 Christmas Decorations.

NEW BUSINESS

Yard of the Month – The Yard of the Month for August is the Homeyer residence at 823 Elk Run Circle.

National Night Out – Mary discussed the logistics and presentations related to Memorial Thicket's℠ National Night Out, which will be held on October 7th. The specifics on food, special attendees and logistics will be finalized at the September meeting.

MTSA – MTSA will assist with a Wine Tasting at Sherry Campbell's residence on September 12th. This adult event will be open to all residents and free to members of MTSA. It will be limited to 30 guests.

New HOA Laws – Greg discussed recent changes to Texas laws regarding HOAs, which will be effective September 1st.

Bayou West Drainage – John Cabiness had informed Greg that the drainage project related to the channel that was the old Buffalo Bayou on the west side of Memorial Thicket℠ is back on with design completion scheduled by the end of August and construction to begin before the end of the year. That channel drains the west side of Memorial Thicket℠ into Buffalo Bayou.

NEXT MEETING

The next meeting will be held on September 10, 2025 at 7:00 p.m. at the home of Lyn Buza, 807 Elk Run Circle.

There being no other business, the meeting was adjourned at 9:35 p.m.

Dated: August 11, 2025

_____/s/ Lyn Buza_____
LYN BUZA
SECRETARY