



MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF MARY SERGESKETTER, 815 ELK RUN CIRCLE

JULY 10, 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 7:04 p.m. on July 10, 2024, at 815 Elk Run Circle.

Board members in attendance were Meghan Lee, Mary Sergesketter, Lyn Buza, Ray Schmidt and Jerry Fabian. Sherry Campbell (Architectural Control Committee Co-Chair) and Greg Sergesketter (Assistant Treasurer) were also in attendance.

Homeowner Ariz Uzun attended the meeting to discuss MTHA approved mailbox options.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report by Sherry Campbell – Sherry reported the ACC continues to give friendly reminders to neighbors in violation of deed restrictions. Sherry reported there have been successful outcomes in a few cases with cars being moved from the street and mailboxes replaced to comply with the deed restrictions. Sherry brought up the possibility of having a neighborhood-wide curb and driveway repair initiative.

APPROVAL OF MINUTES

After discussion, and upon a motion duly made and seconded, the minutes from the June 12th meeting were approved.

OLD BUSINESS

Status of Homes – There are currently five homes for sale. Two homes have not finished reconstruction from the Harvey flooding.

OFFICERS’ REPORTS

A. *Treasurer – Ray Schmidt*

2024 Assessments

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

Refinance/Transfer/Resale Certificate Fees Received

- None

Cash Balances

<u>Account</u>	<u>Amount</u>
Checking	\$180,586.02
MMA – Reserves	67,905.69
MMA	<u>80,698.87</u>
Total July 9, 2024	<u>\$329,190.58</u>
Total July 12, 2023	\$341,779.58

Billings by Providers – Status

- Commercial Investigations & Security (formerly Security Solutions of America) billing for our guard services – Invoice 2260 (6/18/24-7/1/24) has been received, approved and paid. for service thru 6/3/24. Invoice 2229 (6/4/24-6/17/24) has been received, but is on-hold for payment pending clarification from CIS.
- GreenScapes for landscaping – Invoice 1151 received, approved and paid.
- Waterwise for irrigation inspection, maintenance and repair – Invoice 27518 received, approved and paid.
- Texas Pride (159) – Invoice 1529021 received, approved and paid.
- Smith Thompson for alarm systems – Invoice 4389563 received, approved and paid.
- Memorial Drive Storage – Invoice 8713 received, approved and paid thru 6/30/24.
- NEC Co-Op Energy – Received, approved and paid.
- Google FI – Received, approved and paid.
- COH Water – Received, approved and paid.
- HoltTollet, PC – Payment of invoice 1755173 pending approval.

City of Houston Trash Reimbursement

May reimbursement has been received. June reimbursement has been submitted.

Service Mark Renewal

Still working on the Texas service mark renewal. The information provided to the State was not considered enough for renewal. Ray has reached out to the State of Texas for assistance.

B. Security – Jerry Fabian

- Jerry reported there were no police incidents for the month of June.
- Jerry reported the guards have noticed unsafe driving by vehicles exiting the neighborhood onto Memorial Drive. The Board discussed up the possibility of painting striping to designate one lane leaving Memorial Thicket at the Plainwood exit.
- After discussion, and upon a motion duly made and seconded, the Board approved to begin investigating street striping to limit the exit to one lane.

C. Operations – Mary Sergesketter

- Mary reported a neighbor’s inquiry about trimming the tree on the north Windbreak cul-de-sac. The Board asked her to do an inventory of the other cul-de-sacs to see if other trees should also be addressed.
- Mary confirmed National Night Out is slated for October 1, 2024. Precinct 5 Constable will have a representative attend the event.

- Mary will also do an inventory of the front entrance lots to see what additional tree damage was caused by Hurricane Beryl and to see about how to address it.

NEW BUSINESS

- The Yard of the Month for July is 855 Plainwood Drive, the home of Sumant and Shireen Kamboj.

MTSA NEWS

MTSA is sponsoring a Wine Tasting Party on August 17th from 7:00 p.m. until 9:00 p.m. at the home of Greg and Mary Sergesketter. This event is open to all adult residents of Memorial Thicket; however, priority will be given to members of the MTSA. The cost will be \$5.00 per person for members and \$15.00 per person for non-members. At the request of the Wine Ambassador, the guest list is limited to 25 and a paid reservation is required.

NEXT MEETING

The next meeting will be held on Wednesday, August 14, 2024 at 7:00 p.m. at the home of Meghan Lee, 15411 Old Stone Trail.

There being no other business, the meeting was adjourned at 9:15 p.m.

Dated: July 10, 2024

Lyn Buza
LYN BUZA
SECRETARY