MEMORIAL THICKET℠ HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF FREDDIE KIPPES 706 BOW STRING COVE
OCTOBER 7, 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 October 7,2026 at 706 Bow String Cove.

Board members in attendance were Ray Schmidt, Jerry Fabian, Susan Sanchez, Freddie Kippes and Lyn Buza. Andres Portillo (DCCR Committee Chair), Sherry Campbell (ACC Chair), and resident Bob McKim also attended.
Mr. McKim inquired about the status of the selection progress regarding MT's security service for 2027. He was told the information was not ready to be shared with the community. Mr. McKim acknowledged a willingness to serve on future MTHA boards before he left the meeting at 7:15.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report by Sherry Campbell – Sherry expressed concern that the attractive appearance of the neighborhood is not being maintained. She cautioned the Board on the need to be stricter with violators who do not mow and edge their lawns and have not screened their generators, pool equipment or HVAC and pool equipment behind plantings. She cited homes with no landscaping, broken curbs, broken fences, visible trash cans and homes in need of power washing make the neighborhood look less desirable than nearby neighborhoods. Sherry also spoke of the need to have our guards come out of Guard House to speak with visitors who stop. Sherry stated MT promotes the fact we have armed guards, and they should be more visible. Sherry left the meeting at 7:17 p.m.

DCCR COMMITTEE

Report by Andres Portillo– Andres reported he has been following up on the non-working lamps, and he is making a list of violators of the DCCR. Andres announced he will serve the DCCR Committee only until December 2026 due to other commitments. Andres left the meeting at 7:35.

APPROVAL OF MINUTES

Minutes – After discussion, and upon a motion duly made and seconded, the minutes from the September 9, 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.

OFFICERS' REPORTS

A. *Security-Jerry Fabian*

Memorial **Thicket Homeowners Association**

Security Report for the Month ending September 2026

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

- SSOA was notified of a home alarm activated in the 800 block of Spear Point Cove. The guard walked the property and notified the homeowner. This incident was a false alarm.
- SSOA reported an open garage door on several occasions open at night. The resident has been contacted.
- SSOA received a call from the 700 block of Windbreak Trail regarding a solicitor. The guard arrived but was unable to locate the alleged solicitor.
- Houston Fire Department and Houston EMS were dispatched to the 740 block of Windbreak for a medical emergency. SSOA was on site to assist if needed. The resident was transported in unknown condition.
- SSOA was notified by a contractor doing work in the 800 block of Plainwood that someone attempted to steal a window from his truck. The resident reviewed the Ring camera but did not see any activity. A neighbor was also notified and will review the Ring camera for any suspicious activity. The contractor stated that the attempt could have occurred at Home Depot.
- SSOA was notified of a suspicious person attempting to deliver pizza in the 800 block of Plainwood. The address of the delivery is not a valid address within Memorial Thicket. The delivery driver proceeded to several homes, including the side and back yards of a residence, to determine where the pizza was to be delivered. Based upon an investigation by SSOA, the order was part of a scam call. SSOA met with the manager of the Pizza Hut that received the call to confirm that the delivery driver and the vehicle used matched the video from SSOA and several neighboring Ring cameras. No pizza was ultimately delivered, nor was there any intent to break into any residence. The resident that made the initial call to SSOA has been notified by SSOA of the outcome of the investigation. This incident received much attention on WhatsApp. It is the policy of the VP of Security to NOT speculate on any incidents until an investigation has been completed and will also not post any matters on any online chat!
- SSOA was notified of an accident involving a youth on bicycle and a vehicle being driven by a resident. The youth was attempting to cross over the exit at Memorial to begin entering MT when the vehicle pulled up at the stop sign and then moved forward. The youth was not injured, and the father, who was also on a bicycle right behind his son, did not want to call the police. The father asked for access to any video footage, which I approved. It is my understanding that he has not yet requested to see the footage. The vehicle driver made a statement regarding the incident to the SSOA guard. No other action has been taken to date.
- Security Solutions of America continues to provide out-of-town assistance to residents by picking up packages left at the front door and also walking the residential property. Front entrance and cameras continue to be monitored 24/7 and all cameras are operational.

B. *Treasurer – Susan Sánchez*

2026 Assessments

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

Refinance/Transfer/Resale Certificate Fees Received

- 854 Plainwood - Sale

Cash Balances
Account Amount
Checking $ 164,572.71
MMA – Reserves $ 153,892.03
Total September 2026 $318,464.74
Total September 2025 $290,377.16

Billings by Providers – Status

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

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

C. Operations

Report by Freddie Kippes-Freddie reported he received the estimate from OM Tree Services to trim trees on the East and West lots as well as the cul de sacs. A motion was made and duly seconded to allow $4000.00 to trim trees on the East and West lots and cul de sacs.
A motion was made and duly seconded to spend $1300.00 to replace the planting behind the guard house and $307.00 to replace the rose bushes that have died with more resilient bushes.
Freddie reported Greenscapes has an ongoing contract, and they have until November 1 to cancel this contract.

NEW BUSINESS

Security System–Ray reported that after a vote of 3-1 with one Board member abstaining the Board elected Smith Protective Services to be the new security system for MTHA. They will be awarded a contract for one year.

National Night Out–Ray reviewed MTHA National Night Out Celebration on October 6 reporting 2 representatives from Houston Council Member Mary Nan Huffman's office attended and spoke as well as Houston City Council

member, Willie Davis. First responders were in attendance and residents enjoyed speaking with them and exploring the firetruck.
Ray thanked Sherry Campbell for her contribution towards the cost of the Sno-Cones, SSOA for providing pizzas, and Board members for their help in organizing the well-attended event. MTSA Board members provided cookies and information about their upcoming events include a Halloween Party for all residents and a Wine Tasting party for adult residents.

Annual Meeting-the annual meeting for Memorial Thicket homeowners will be held on December 7, 2026, at Ninfa's Memorial, 14737 Memorial Drive, Houston, Texas 77079 beginning at 6 P.M. with a fajita dinner and margarita. The business meeting will start at 7:00 p.m.

NEXT MEETING

The next meeting will be held on November11, at 7:00 p.m. at the home Lyn Buza, 807 Elk Run Circle.

There being no other business, the meeting was adjourned at 9:46 p.m.

Dated: October 7, 2026

Lyn Buza
LYN BUZA
SECRETARY