



MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF MEGHAN LEE, 15411 OLD STONE TRAIL

FEBRUARY 8, 2023

A meeting of the Board of Directors (the “Board”) of Memorial Thicket Homeowners Association, Inc. (“MTHA”) was called to order by Meghan Lee at 7:03 p.m. on February 8, 2023, at 15411 Old Stone Trail. Board members in attendance were Meghan Lee, Mary Sergesketter, Ray Schmidt, and Allen Redding. Tom Skerl (Architectural Control Committee Chair) was also in attendance and Greg Sergesketter (Assistant Treasurer) attended via phone.

APPROVAL OF MINUTES

After discussion and upon a motion duly made and seconded, the minutes from the January 11, 2023, meeting were approved with changes.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report by Tom Skerl – The ACC has been doing walkabouts throughout the neighborhood, and working on reviewing and approving submitted projects.

OLD BUSINESS

Status of Homes – The Board discussed the status of certain homes, the actions taken to date and actions to be taken going forward. The Board believes that three homes are still at studs as a result of Hurricane Harvey, and an additional one is being worked on.

Old Stone Trail Lift Station – The status of the Old Stone Trail Lift Station project was discussed.

Magnets – Meghan has distributed to each home a 2023 calendar magnet.

OFFICERS' REPORTS

A. Treasurer – Ray Schmidt

2023 Assessments

As of February 7, 2023, 149 out of 159 assessments (94%) for 2023 have been paid. This compares to 153 out of 159 assessments (96%) as of February 13, 2022, 152 (96%) as of February 8, 2021 and 146 (92%) as of February 9, 2020. An underpayment for \$25 does remain on one otherwise paid assessment.

Assessments received during February 2023 will be assessed the monthly administration fee of \$25.

A reminder email was sent on January 30th to those that had not yet paid. Invoices were mailed on February 6th to 10 homeowners for their past due amount of \$1,925 and to one homeowner for the \$25 underpayment.

Refinance/Transfer/Resale Certificate Fees Received

- None

Cash Balances

<u>Account</u>	<u>Amount</u>
Checking	\$293,442.09
MMA – Reserves	65,909.21
MMA	<u>78,326.23</u>
Total February 7, 2023	<u>\$437,677.53</u>
Total February 13, 2022	<u>\$406,514.54</u>

Billings by Providers – Status

- Security Solutions of America billing for our guard service – Paid through January 30, 2023.
- Green Scapes for landscaping – Waiting for January invoice.
- Waterwise for irrigation inspection, maintenance and repair – Current.
- Texas Pride (159) – Current.
- Smith Thompson for alarm systems – Current.
- Google Fi – Current, will review data usage.

City of Houston Trash Reimbursement

October and November reimbursements have been paid. December reimbursement remains outstanding. January reimbursement has been submitted.

Electricity Plan

The electricity plan for the guard house through Cirro Energy expired on February 5th. Various service providers were reviewed and the decision was made to go with NEC Co-op Energy for a fixed rate one-year term. Upon a motion duly made and seconded, the decision to change electricity providers under the terms presented to the Board was ratified.

B. Operations – Mary Sergesketter

Waterwise – A single station node controller and a valve box will be replaced as part of irrigation repairs.

Green Scapes – Will be receiving an invoice for cleaning up and trimming plants damaged by the freeze including disposal of debris. We do include in the budget a line item for this every year.

City of Houston Damage – Richard Alvarado was able to have the City repair the damage done on the Windbreak South cul-de-sac. Meghan is working with the City to address the damage done at the front on the west side of Plainwood at Memorial.

Becky Cook Presentation – Becky Cook presented a proposal related to part of the green space on the lot east of the Guard House. Becky submitted a drawing and description of proposed landscape changes. The Board discussed the proposal with Becky and asked her for more information including costs and allocation thereof, how the work would be accomplished, logistics and what the final project would look like. The Board also asked Becky to provide three locations of similar projects in a community space to be reviewed.

C. Security – Meghan Lee for Reese Brito

Stickers for Cars – New stickers are now available at the Guard House. In order to receive a sticker, residents must turn in a completed Resident Information Sheet.

Guard House Clean Out – Scheduled for March.

NEW BUSINESS

Five-Year Plan – Meghan led a discussion about the Five-Year Plan for improvements to Memorial Thicket.

MTHA Directory – Meghan reported that the 2023 Information Guide and Residents Directory has been completed and will be sent to Minuteman Press for printing.

NEXT MEETING

The next meeting will be Wednesday, March 8th at 7:00 pm at the home of Ray Schmidt, 735 Windbreak Trail.

There being no other business, the meeting adjourned at 9:16 p.m.

Dated: February 8, 2023