



MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF MARY SERGESKETTER, 815 ELK RUN CIRCLE

JUNE 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 7:02 p.m. on June 11, 2025, at 815 Elk Run Circle.

Board members in attendance were Mary Sergesketter, Jerry Fabian, Ray Schmidt and Lyn Buza. Greg Sergesketter (Assistant Treasurer), Tom Skerl (ACC Co-Chair) and Andres Portillo (DCCR Committee Chair) also attended.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report by Tom Skerl – Tom responded to questions about certain properties and related projects. The Board requested follow-up information for some of the projects discussed, for the ACC to keep the Board informed via a list of projects and for the ACC to notify the guards and the President about approvals. Tom then left the meeting at 7:14 p.m.

DCCR COMMITTEE

Report by Andres Portillo – Andres discussed certain properties with outstanding issues previously noted and the status. He also noted follow-ups regarding four homes with non-working lampposts. He suggested sending out a reminder to residents regarding obtaining approval from the ACC before commencing projects. Andres reported he has witnessed a positive response to his notices. Andres left the meeting at 7:43 p.m.

APPROVAL OF MINUTES

Minutes – After discussion, and upon a motion duly made and seconded, the minutes from the May 14, 2025 meeting with changes noted were approved.

OLD BUSINESS

Status of Homes – Currently, seven homes are for sale (two of which are also for rent). One home was rented this month. No sales since last October. 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 June 1, 2025, 157 out of 159 assessments (99%) have been paid. This compares to 159 out of 159 assessments (100%) as of June 1, 2024, 159 out of 159 assessments (100%) as of June 1, 2023, 159 out of 159 assessments (100%) as of June 1, 2022 and 158 out of 159 assessments (99%) as of June 1, 2021.

On June 1, 2025, revised Assessment Letters were sent to the two remaining homeowners.

Refinance/Transfer/Resale Certificate Fees Received

- None

Cash Balances

| <u>Account</u> | <u>Amount</u> |
|---------------------|---------------------|
| Checking | \$222,385.64 |
| MMA – Reserves | <u>151,078.30</u> |
| Total June 10, 2025 | <u>\$373,463.94</u> |
| Total June 11, 2024 | \$344,193.75 |

Billings by Providers – Status

- Commercial Investigations & Security (formerly Security Solutions of America) billing for our guard services – Invoice 2653 (5/6/25-5/20/25) received, approved and paid. Another invoice (5/20/25-6/3/25) is awaiting documentation before payment can be made.
- J. GreenScapes LLC – No invoices received.
- Waterwise Irrigation Inc. – Invoice 28999 (6/5/25) received, approved, and paid. Invoice 29075 (6/10/25) received, approved and paid.
- Texas Pride (159) – Invoice 1818300 (6/2/25) received, approved and paid.
- Smith Thompson for alarm systems – Invoice 4737272 (5/23/25) received, approved and paid.
- Memorial Drive Storage – Invoice 8965 received, approved and paid thru 6/30/25.
- NEC Co-Op Energy – 5/30/25 – Received, approved and paid.
- Google FI – 5/16/25 – Received, approved and paid.
- COH Water – 5/12/25 & 6/10/25 – Received, approved and paid.
- Rene Rodriguiz (Guardhouse Handyman) – Awaiting additional documents to issue payment.

City of Houston Trash Reimbursement

May 2025 reimbursement has been submitted.

B. Security – Jerry Fabian

- One medical emergency in Memorial ThicketSM during May.
- Additional security and safety matters were discussed.
- Updates and repairs to the Guardhouse have been completed.

C. Operations

- Sherry was not present at the meeting, but the report she provided prior to the meeting was discussed.

NEW BUSINESS

Yard of the Month – The Yard of the Month for June is the Gullette residence at 739 Last Arrow Drive.

National Night Out – Mary discussed items related to Memorial Thicket’sSM National Night Out, which will be held on October 7th.

New Lamps – Coach lamps have been purchased to replace the ten existing lamps, which have deteriorated.

MTSA – The MTSA Fiesta slated for May 17th was canceled due to a low number of responses. The next event will be announced in August.

Community Updates – Greg shared updates from the Memorial Drive Bicycle and Pedestrian Study meeting (https://engage.h-gac.com/memorial-drive-bike-ped-study/forum_topics/recap-of-june-2025-public-meeting) held earlier in the day, the construction on Eldridge and milling of Memorial Drive.

NEXT MEETING

The next meeting will be held on July 9, 2025 at 7:00 p.m. at the home of Jerry Fabian, 802 Spear Point Cove.

There being no other business, the meeting was adjourned at 9:07 p.m.

Dated: June 11, 2025

/s/ Lyn Buza

LYN BUZA
SECRETARY