Memorial Thicket℠ Homeowners Association, Inc.

Minutes of a Meeting of the Board of Directors

At the Home of Jerry Fabian, 802 Spear Point Cove

July 9, 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 July 9, 2025, at 802 Spear Point Cove.

Board members in attendance were Mary Sergesketter, Jerry Fabian, Ray Schmidt, Sherry Petkas and Lyn Buza. Greg Sergesketter (Assistant Treasurer), Tom Skerl (ACC Co-Chair), Sherry Campbell (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 7:20 p.m.

Report by Sherry Campbell – Sherry arrived at 7:22 p.m. She shared the ACC Approval Tracker which the ACC has compiled. The Tracker is a listing of requests made by homeowners for improvements and the approvals by the ACC. Sherry then left the meeting.

DCCR COMMITTEE

Report by Andres Portillo – Andres discussed certain properties with outstanding issues previously noted and the status. He shared a copy of the notice he has been sending to violators of the DCCRs. Andres reported he has spoken to specific homeowners personally regarding DCCR issues. Andres then left the meeting at 7:55 p.m.

APPROVAL OF MINUTES

Minutes – After discussion, and upon a motion duly made and seconded, the minutes from the June 11, 2025 meeting were approved.

OLD BUSINESS

Status of Homes – Currently, six homes are for sale, three of which are also for rent. One home is listed for rent only. Two homes were sold in the past month, which are the first 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 July 1, 2025, 159 out of 159 assessments (100%) have been paid, though one assessment check has not been deposited yet. This compares to 159 out of 159 assessments (100%) as of July 1, 2024, 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 (though one not deposited yet)

- 706 Bow String Cove – closed 6/17/25 – transfer
- 734 Windbreak – closed 7/1/25 – transfer

Cash Balances

Account	Amount
Checking	$189,664.07
MMA – Reserves	151,288.15
Total July 8, 2025	$340,952.22
Total July 9, 2024	$329,190.58

Billings by Providers – Status

- Commercial Investigations & Security (formerly Security Solutions of America) – Invoice 2675 (5/21/25-6/3/25) received, approved and paid. Invoice 2696 (6/4/25-6/17/25) received, approved and paid. Invoice 2730 (6/18/25-7/1/25) received, approved and paid.
- J. GreenScapes LLC – Invoice 1636 (6/16/25) received, approved and paid.
- Waterwise Irrigation Inc. – Invoice 29129 (7/2/25) received, approved and paid.
- Texas Pride Disposal – Invoice 1840475 (6/23/25) received, approved and paid.
- Smith Thompson for alarm systems – Invoice 4769212 (6/23/25) received, approved and paid.
- Memorial Drive Storage –Invoice 8988 received, approved and paid thru 7/31/25.
- NEC Co-Op Energy – 6/30/25 – auto pay – received, approved and paid.
- Google FI – 6/16/25 – auto pay – received, approved and paid.
- COH Water – 7/11/25 – auto pay – received and approved.

City of Houston Trash Reimbursement

April 2025 reimbursement has been received. June 2025 reimbursement has been submitted.

B. Security – Jerry Fabian

- Jerry reported there was:
  - one false alarm;
  - 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.
- Additional security and safety matters were discussed.
- A replacement AC unit has been purchased and will be installed presently as the current AC unit is beginning to fail.

C. Operations

- Sherry gave an update of improvements being made to cul-de-sacs. She also provided a Christmas Decorations Committee update.

NEW BUSINESS

Yard of the Month – The Yard of the Month for July is the Caraway residence at 11511 Old Stone Trail.

National Night Out – Mary discussed the logistics and presentations related to Memorial Thicket's℠ National Night Out, which will be held on October 7th. Food offerings and possible special attendees were discussed.

New Lamps – The 10 new Coach lamps will be installed presently.

MTSA – The MTSA will assist with a Wine Tasting at Sherry Campbell's residence on September 12th. This adult event will be open to all residents. It will be limited to 30 guests. More details will follow in August.

NEXT MEETING

The next meeting will be held on August 11, 2025 at 7:00 p.m. at the home of Ray Schmidt, 735 Windbreak Trail.

There being no other business, the meeting was adjourned at 9:30 p.m.

Dated: July 9, 2025

/s/ Lyn Buza

LYN BUZA
SECRETARY