



MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF MARY SERGESKETTER, 815 ELK RUN CIRCLE

NOVEMBER 12, 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 7:03 p.m. on November 12, 2025, at 815 Elk Run Circle.

Board members in attendance were Mary Sergesketter, Ray Schmidt, Jerry Fabian, Sherry Petkas and Lyn Buza. Greg Sergesketter (Assistant Treasurer) and Sherry Campbell (ACC Co-Chair) also attended.

Architectural Control Committee (ACC)

Report by Sherry Campbell – Sherry presented the latest updates to the ACC Approval Tracker, which is a compilation of approvals sought and actions taken on homeowners’ repairs and upgrades. She cautioned that all homeowners need to be reminded that ALL exterior changes must be approved by the ACC before work begins. Sherry then left the meeting at 7:16 p.m.

DCCR Committee

No Report – Andres Portillo submitted his resignation as the Chair of the DCCR Committee effective as of November 30th.

Approval of Minutes

Minutes – After discussion, and upon a motion duly made and seconded, the minutes from the October 8, 2025 meeting were approved as amended.

Old Business

Status of Homes – Currently, two homes are for sale. There are no homes are for rent. No homes have been sold or rented since the last meeting. Two homes continue to be unoccupied and have not finished reconstruction from the Harvey flooding.

Officers’ Reports

A. Security

- CIS responded to five alarm calls. All turned out to be false alarms and were cleared.
- Houston Fire Department and Houston Emergency Services responded to one call.

- A resident reported the presence to CIS of a solicitor on Elk Run Circle. CIS located the solicitor on Spear Point Cove. The solicitor left the neighborhood after being requested to do so.
- CIS responded to a neighbor’s vehicle that had been parked in front of a residence on Walkwood for an extended period. The resident was asked to shuffle the vehicle and avoid leaving it unattended for extended periods.
- CIS 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.
- VP-Security was tasked by the Board to investigate issues with the MTHA-provided cell phone used by the guards.
- VP-Security discussed the quote dated September 23, 2025, concerning changes to MTHA security camera system. After discussion, and upon a motion duly made and seconded, the Board approved the quote of approximately \$3,900 and authorized the Vice President – Security to proceed with implementing the items contained therein.
- Guard Gifts – The Board discussed gifts for the security guards and, upon a motion duly made and seconded, authorized the Vice President – Security to allocate the gifts in his sole discretion with a maximum aggregate amount as set forth in the budget.

B. Treasurer – Ray Schmidt

2025 Assessments

As of November 1, 2025, 159 out of 159 assessments (100%) have been paid. This compares to 159 out of 159 assessments (100%) as of November 1, 2024, 159 out of 159 assessments (100%) as of November 1, 2023, 159 out of 159 assessments (100%) as of November 1, 2022 and 159 out of 159 assessments (100%) as of November 1, 2021.

Refinance/Transfer/Resale Certificate Fees Received

- 714 Last Arrow – Transfer on September 26th

Cash Balances

<u>Account</u>	<u>Amount</u>
Checking	\$ 82,423.96
MMA – Reserves	<u>152,122.86</u>
Total November 11, 2025	<u>\$234,546.82</u>
Total November 12, 2024	\$223,853.91

Billings by Providers – Status

- Commercial Investigations & Security (formerly Security Solutions of America) – Invoice 174143 (9/23/25-10/6/25) received, approved and paid. Invoice 174516 (10/7/25-10/20/25) received, approved and paid. Invoice 174883 (10/21/25-11/3/25) received, approved and paid.
- J. GreenScapes LLC – Invoice 1830 (10/1/25) approved and paid. Invoice 1879 (11/1/25) received, approved and paid.
- Waterwise Irrigation Inc. – Invoice 29633 (10/7/25) paid. Invoice 29722 (11/3/25) received, approved and paid.
- Texas Pride Disposal – Invoice 2001063 (10/21/25) received, approved and paid.
- Smith Thompson for alarm systems – Invoice 4897051 (10/20/25) received, approved and paid.
- Memorial Drive Storage – Invoice 9103 received, approved and paid thru 11/30/25.
- NEC Co-Op Energy – 10/30/25 – auto pay – received, approved and paid.
- Google FI – 10/16/25 – auto pay – received, approved and paid.
- COH Water – 11/6/25 – auto pay – received, approved and paid.

City of Houston Trash Reimbursement

October 2025 reimbursement has been submitted.

Tax Return

Upon a motion duly made and seconded, the IRS Form 990 for 2024 presented to the Board was approved unanimously, subject to the changes presented in writing previously and discussed at the meeting being incorporated. Upon such changes being incorporated, the Treasurer was authorized and directed to have the same filed with the IRS before the statutory deadline.

2026 Budget

The Board reviewed the budget for 2025, the estimated income and expense for 2025 and a revised draft of the budget for 2026. After discussion, and upon a motion duly made and seconded, the budget for 2026 was tentatively approved with an increased assessment of \$100 per building lot with the Treasurer to make such changes thereto as the Board directed pursuant to its guidance. In order to effect final approval, the Board required the Treasurer to circulate the revisions for comment and incorporate the comments submitted. Sherry Petkas voted against the \$100 per building lot increase as she believed the increase should be a greater amount.

C. Operations – Sherry Petkas

- Sherry gave an update of replacing the rosebushes by GreenScapes. She reported new plantings have been installed.
- Sherry reported there needs to be an increase in the 2026 budget for plantings and tree removal.

Christmas Decorations

Mary had solicited bids from three contractors to install the Christmas decorations. She noted that she was trying to incorporate comments that have been received by a few homeowners. As such, additional lights and installation costs will be required, which were discussed with the Board. The contractor agreed to will be J. GreenScapes LLC.

Annual meeting

Annual Meeting Documents – The MTHA Annual Meeting of Members will be held at Ninfa’s Mexican Restaurant, 14737 Memorial Drive, Houston Texas 77079, on Monday, December 1st. The Board reviewed and, after a motion duly made and seconded, unanimously approved the draft of the Notice of Annual Meeting and Proxy. The Board also authorized the appropriate officers of MTHA be, and each hereby is, authorized to take all such other actions as may be necessary or appropriate to effect the foregoing, in each instance as such officer or officers may in his, her or their sole discretion determine to be necessary or appropriate to effect the foregoing intent, with such determinations to be conclusively established by his, her or their execution of such documents or his, her or their taking of such action.

Nominating Committee Report – Mary asked if there was a revised report based on her email over three weeks earlier in response to the initial Nominating Committee Report. Jerry, as head of the Nominating Committee, said there is no new report.

Nominating Committee – After discussion, Jerry Fabian was selected to serve as the Chair with Lyn Buza and Sherry Petkas as members of the Nominating Committee for 2026. The Nominating Committee members for 2026 will be announced at the Annual Meeting of Members.

New Business

Yard of the Month – The Yard of the Month for November is 814 Spear Point Cove, home of Natasha and Christian Tracy.

MTSA – MTSA will sponsor a Holiday Party for adult residents on December 5, 2025. There will also be a Holiday luncheon at Café Benedicte on December 10th at 12:00 p.m.

Next Meeting

The next meeting will be held on December 1st at Ninfa’s Mexican Restaurant, 14737 Memorial Drive, Houston Texas 77079, immediately after the Annual Meeting of Members.

There being no other business, the meeting was adjourned at 9:53 p.m.

Dated: November 12, 2025

LYN BUZA
SECRETARY

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