



# MEMORIAL THICKET<sup>SM</sup> HOMEOWNERS ASSOCIATION, INC.

## MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF LYN BUZA, 807 ELK RUN CIRCLE

NOVEMBER 13, 2024

A meeting of the Board of Directors (the “Board”) of Memorial Thicket Homeowners Association, Inc. (“MTHA”) was called to order by Meghan Lee at 6:57 p.m. on November 13, 2024, at 807 Elk Run Circle.

Board members in attendance were Meghan Lee, Ray Schmidt, Jerry Fabian and Lyn Buza. Tom Skerl and Sherry Campbell (Architectural Control Committee Co-Chairs) attended for the first part of the meeting. Both Sherry Campbell and Tom Skerl left the meeting at 7:13 p.m. Mary Sergesketter (Board member) and Greg Sergesketter (Assistant Treasurer) attended remotely by phone. Sherry Petkas, who the Nominating Committee intends to nominate for a position on the Board, also attended.

### ARCHITECTURAL CONTROL COMMITTEE (ACC)

*Report by Sherry Campbell and Tom Skerl* – Sherry and Tom reported on the status of certain projects and deed restrictions. They reported the need for the installations of generators to be approved before work commences.

### APPROVAL OF MINUTES AND ANNUAL MEETING DOCUMENTS

*Minutes* – After discussion, and upon a motion duly made and seconded, the minutes from the October 9<sup>th</sup> meeting were approved.

*Annual Meeting* – The MTHA Annual Meeting of Members will be held at Ninfa’s on Monday, December 2<sup>nd</sup>. 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 the 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.

### OLD BUSINESS

*Status of Homes* – Currently there is one home for sale and one home for rent. Two homes have not finished reconstruction from the Harvey flooding.

## OFFICERS' REPORTS

### A. Treasurer – Ray Schmidt

#### *2024 Assessments*

As of November 1, 2024, 159 out of 159 assessments (100%) for 2024 have been paid. This compares to 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*

- 7/31/24 – 730 Last Arrow – Transfer – Check received 10/23/24.
- 7/25/24 – 723 Windbreak Trail – Three transfers – checks received 10-11-24 and 11-8-24.
- 11/4/24 – 726 Last Arrow – Transfer
- 10/17/24 – 727 Windbreak Trail – Refinance

#### *Cash Balances*

<u>Account</u>	<u>Amount</u>
Checking	\$ 74,210.31
MMA – Reserves	68,380.48
MMA	<u>81,263.12</u>
Total November 12, 2024	<u>\$223,853.91</u>
Total November 9, 2023	\$225,509.58

#### *Billings by Providers – Status*

- Commercial Investigations & Security (formerly Security Solutions of America) billing for our guard services – Invoice 2385 (10/8/24 – 10/21/24) received, approved and paid. Invoice 2411 (10/22/24 – 11/4/24) received, approved and paid.
- J. GreenScapes LLC – Invoice 1315 received, approved and paid.
- Waterwise Irrigation Inc. – Invoice 28090 received, approved and paid.
- Texas Pride (159) – Invoice 1625409 received, approved and paid.
- Smith Thompson for alarm systems – Invoice 4515772 received, approved and paid.
- Memorial Drive Storage – Invoice 8813 received, approved and paid thru 11/30/24.
- NEC Co-Op Energy – 10/29/24 – Received, approved and paid.
- Google FI – 10/16/24 – Received, approved and paid.
- COH Water – 10/14/24 – Received, approved and paid.
- HoltTollet, PC – Invoice 1755173 – payment mailed 10/29/24.

#### *City of Houston Trash Reimbursement*

September reimbursement has been received. October reimbursement has been submitted.

#### *Tax Return*

Form 990 – Upon a motion duly made and seconded, the IRS Form 990 for 2023 presented to the Board was approved unanimously with the changes discussed and the Treasurer was authorized and directed to have the same filed with the IRS.

**B. Security – Jerry Fabian**

- Jerry reported there were no infractions for the month of October.
- Jerry reviewed the information and pricing on the Flock Cameras initiative.

**C. Operations – Mary Sergesketter**

- Mary reported the magnolia tree has been planted west of the Guard House. Winter color plantings will be installed the first week of December.

**NEW BUSINESS**

*Yard of the Month* – No Yard of the Month was chosen for November. Changes will be made to the process of selection going forward. Jerry has offered to select the December Yard of the Month in the absence of Lyn Buza.

*Flock Cameras* – It was decided to postpone the installation of Flock Cameras and discuss the matter at the Annual Meeting.

*2025 Budget* – The Board reviewed the budget for 2024, the estimated income and expense for 2024 and a draft of the budget for 2025. After discussion and upon a motion duly made and seconded, the budget for 2025 was approved unanimously with the Treasurer to make such changes thereto as the Board directed pursuant to its guidance.

*Nominating Committee* – After discussion, Jerry Fabian was selected to serve as the Chair of the Nominating Committee for 2025. The Board authorized Jerry to select the members of the committee, which members will be presented at the Annual Meeting of Members.

**MTSA NEWS**

*Holiday Walk* – The annual Holiday Walk progressive dinner will be held on December 6<sup>th</sup>. Reservations and payment are required. This is an “adults only event”.

*Holiday Luncheon* – The annual Holiday Luncheon will be held on December 11<sup>th</sup> at Brookwood. Reservations and payment are required.

**NEXT MEETING**

The next meeting will be held at Ninfa’s, 14737 Memorial Drive, following the Annual Meeting of Members on December 2, 2024 at 7:00 p.m.

There being no other business, the meeting was adjourned at 9:38 p.m.

Dated: November 13, 2024

/S/ LYN BUZA  
**LYN BUZA**  
SECRETARY