



MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

AT THE HOME OF RAY SCHMIDT, 735 WINDBREAK TRAIL

OCTOBER 9, 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 7:03 p.m. on October 9, 2024, at 735 Windbreak Trail.

Board members in attendance were Meghan Lee, Mary Sergesketter, Ray Schmidt, Jerry Fabian and for, part of the meeting, Lyn Buza. Tom Skerl and Sherry Campbell (for part of the meeting) (Architectural Control Committee Co-Chairs), and Greg Sergesketter (Assistant Treasurer) were also in attendance. Greg Sergesketter acted as Secretary of the Meeting.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report by Sherry Campbell and Tom Skerl – Sherry and Tom reported on the status of certain projects and deed restrictions.

APPROVAL OF MINUTES

After discussion, and upon a motion duly made and seconded, the minutes from the September 11th meeting were approved.

FLOCK CAMERA SYSTEM

Jennifer Harris with Flock joined the meeting via Zoom at 7:18 p.m. to discuss with the Board camera security systems by Flock. Ms. Harris left the meeting at 8:02 p.m. Jerry will have further discussions and obtain more information from Ms. Harris to share with the Board prior to the next meeting at which the Board will discuss further.

OLD BUSINESS

Status of Homes – There are currently two homes for sale, both of which are under contract. Two homes have not finished reconstruction from the Harvey flooding.

National Night Out – The Board discussed MT’s First National Night Out event that was held on Tuesday, October 1st. Approximately 75 persons attended with Houston Councilmember Julian Ramirez, officers from Precinct 5 Constable, a DPS trooper and a representative from Park Houston present. CIS provided the pizza and scones were provided by Sherry Campbell/ Energy Realty and MTSA.

Sherry Campbell left the meeting at 7:30 p.m. and Lyn Buza joined the meeting at 8:15 p.m.

OFFICERS' REPORTS

A. Treasurer – Ray Schmidt

2024 Assessments

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

Refinance/Transfer/Resale Certificate Fees Received

- 7/31/24 – 730 Last Arrow – Transfer (Still awaiting check from Title company – Sherry Campbell offered to help.)
- 7/25/24 – 723 Windbreak Trail – County records show a new owner, but no request for statement of account nor transfer fee. Additional information shows two transfers in July, neither of which MTHA was informed of.

Cash Balances

<u>Account</u>	<u>Amount</u>
Checking	\$ 94,393.88
MMA – Reserves	68,271.77
MMA	<u>81,133.93</u>
Total October 8, 2024	<u>\$243,799.58</u>
Total October 10, 2023	\$245,023.58

Billings by Providers – Status

- Commercial Investigations & Security (formerly Security Solutions of America) billing for our guard services – Invoice 2354 (9/10/24 – 9/23/24) received, approved and paid. Invoice 2373 (9/24/24 – 10/7/24) received, approved and paid.
- J. GreenScapes LLC – Invoice 1238 received, approved and paid.
- Waterwise Irrigation Inc. – Invoices 27951 & 28010 received, approved and paid.
- Texas Pride (159) – Invoice 1598601 received, approved and paid.
- Smith Thompson for alarm systems – Invoice 4476055 received, approved and paid.
- Memorial Drive Storage – Invoice 8786 received, approved and paid thru 10/31/24.
- NEC Co-Op Energy – 9/30/24 – Received, approved and paid.
- Google FI – 9/18/24 – Received, approved and paid.
- COH Water – 9/11/24 – Received, approved and paid.
- HoltTollet, PC – Invoice 1755173 was released for payment at the meeting as a reply was just received to MTHA's inquiry.

City of Houston Trash Reimbursement

August reimbursement has been received. September reimbursement has been submitted.

City of Houston Drainage Fee

COH Water issued a separate bill of \$3.23 for drainage. No response from the City.

Tax Return

A draft of the MTHA 2023 Form 990 Return was sent just prior to the meeting by our CPA. The Board members will review further and provide comments to Ray and the other members.

B. Security – Jerry Fabian

- The Board discussed the issue of speeding and what, if any, actions could be taken as the streets are public.
- Jerry discussed street parking issues and status.

C. Operations – Mary Sergesketter

- Mary has booked Ninfa's for the annual homeowners' meeting to be held on December 2, 2024 and discussed the pricing, which was approved by the Board.
- Mary noted that one controller had to be replaced and she shared the quote for the annual inspection required by the City for all 14 controllers.
- The Board allocated \$100 to \$150 out of the Christmas Decoration budget for a homeowner to decorate the new main wreath for the guardhouse.

NEW BUSINESS

- The Yard of the Month for October is 822 Plainwood Drive, the home of Sherry and Tony Petkas.
- A homeowner presented the idea of a website for neighborhood services to the Board. It was decided the maintenance of such a website would not be possible by MTHA.
- Tom Skerl left the meeting in order for the Board to discuss a legal opinion received about an hour before the meeting concerning the allocation of authority and responsibility between the Board and the ACC. Board members will review in more detail and discuss further at the next meeting.

MTSA NEWS

Halloween Party – The MTSA will not be sponsoring the neighborhood children's Halloween party. Other residents are planning an event on October 31st similar to the one they held last year.

Holiday Walk – The annual Holiday Walk progressive dinner will be held on December 6. Details are being sent out to all residents. This is an "adults only event".

Holiday Luncheon – The annual Holiday Luncheon will be held on December 11th at Brookwood. Details will be sent out. This is an "adults only event".

NEXT MEETING

The next meeting will be held on Wednesday, November 13, 2024 at 7:00 p.m. at the home of Lyn Buza, 807 Elk Run Circle.

There being no other business, the meeting was adjourned at 11:01 p.m.

Dated: October 9, 2024

Greg Sergesketter
GREG SERGESKETTER
SECRETARY OF THE MEETING