

Memorial Bend Civic Association, INC.
Meeting Minutes – Monthly Board Meeting
(Held via Zoom Video/Call Meeting)
December 14th, 2021

Board Attendees: Erika Sorsby, Nicole Hobson, Van Durborow, Ken Hurr, Jennifer Richman, Chrissy Sylvester, Megan McLellan, Erica Jordan, Eddie Papin

General Members Attending: Robin Minuet

Meeting was brought to order at: 7:31pm

Meeting Minutes: Jennifer read the October meeting minutes. There were a few corrections. Erika motioned to approve as corrected. Approved.

Presidents Report:

AVR Report – nothing of note

By-laws: We are updating our by-laws to bring them up to current times (outdated) and stagger our terms.

- 1) Adding January or February for the annual meeting instead of just January.
- 2) Quorum requirement is currently 10%
Quorum reopened at 5%
- 3) Allows for multiple voting methods for example absentee ballot or electronic ballot.
- 4) Keeps in the by-laws that you must be a member or on the deed to serve on the board.
- 5) Confirming (article 3 section 2) the number of the board members will be 7 and the terms will be staggered.
- 6) Article 3 Section 4 – Floor nominations are no longer necessary.
- 7) No longer a need for a nominating committee
- 8) Article 3 section 6 in an uncontested election there is no need for a vote.
- 9) Article 3 Section 9 – removing a director requires a majority vote by members. No changes.
- 10) Changing the language to comply with TX code
- 11) Updating the language
- 12) Open or vacant positions are not counted towards a quorum on the board.
- 13) Executive session topics should follow the code
- 14) Article 3 section 20: There are 15 items listed in the Texas property code that we are allowed to approve without a vote. Every board member should be familiar with these.
- 15) To be added: 209.005 allows for more than ½ the board to be a homesteaded owner.

Erika motions to approve the proposed by-law changes. All Approved.

ANNUAL MEETING needs to have a change of date. Call of candidates for the board will go out Monday. Once the time to respond is over we will be able to create the ballot that can be sent out. The lawyer will assist us in selecting the date. The law firm will be drawing up the meeting notice and ballots.

Robin inquired if we can hold the meeting in person. Erika explained that it is something we can explore, but it may be difficult during the current COVID-19 surge.

Treasurers Report: During the transition from AVR to Goodwin they closed the main account to move over to a new account.

Goodwin does not show the 2022 dues payments in their reporting yet.

Van reviewed the 2022 budget including increases.

Goodwin has a new process for delinquent onboarding disclosure. The board discussed the option to use this product and it was decided that we would not.

Communication Update: Chrissy did not get the newsletter out for Fall. We will focus on one for the New Year.

Security Update: Erica informed us that for the most part security has been fine in the neighborhood. There have been a few incidents including a bike theft and some cars broken into and subsequently a garage was opened. She has requested that the constables make a nighttime pass and they agreed. 4 accidents at the Boheme bridge in the first 2 weeks of December. Nicole let us know that a neighbors 14 year old daughter has gone missing.

Every year we give the constable a gift card as a thank you for the year. Erika motioned to approve a gift card for the constable in the same amount as we did last year. Motion was approved.

ARC Report: Ken let us know there were only a few new projects. Erika informed us that Robin will be joining the ARC committee and will shadow Brian Salek and Griffin Vance through the end of the year.

Beautification: Speed bumps are near completion.

Other Items: Nicole informed the board that Greg Travis' office has been helpful in getting her in touch with the city engineers. However, they do not believe that there is enough traffic to warrant a change in the flow over the Boheme Bridge.

12907 Boheme – approved for construction in 2019 and were approved by the ARC in February 2020. No construction has happened in over a year. The ARC is sending a letter removing their approval and requesting that they remove the construction fence and must maintain the lot.

Erika has reached out the attorney again about the homes that have not been maintained since Hurricane Harvey in 2017. Section 209 in the Texas Property Code obligates the homeowner to maintain their property. He recommends that the board sends a 209 letter. Erika suggests we drive through the neighborhood and have the lawyer send letters. Erika motions to send 209 letters to the derelict and abandoned properties in the neighborhood. Chrissy seconded the motion and it was approved.

The General Session was concluded at: 8:50pm.