

MEMORIAL BEND CIVIC ASSOCIATION

MINUTES FROM THE ANNUAL OWNERS MEETING HELD ON FEBRUARY 25, 2025; AT 6:30 P.M.; AT MEMORIAL DRIVE UNITED METHODIST CHURCH, WESLEY HALL, 12955 MEMORIAL DRIVE, HOUSTON, TX 77079

DETERMINATION OF A QUORUM AND CALL TO ORDER

Leyendecker Management Services (LMS), the Association's managing agent, announced that a quorum was obtained in accordance with the Association's By-Laws; therefore, the Annual Owners Meeting was called to order at approximately 6:35 p.m. Owner attendance was recorded by Kim Wilkinson, representing LMS. A document reflecting who attended, in person, will be attached to these Minutes. Constable Chief Hutter, Precinct 5, and Justin Comeaux, representing the Memorial Bend Club, also attended. LMS offered Proof of Notice for the Annual Meeting.

INTRODUCTIONS

John Nguyen, Board President, introduced the Board of Directors and provided a brief overview of the Agenda.

APPROVAL OF THE 2024 ANNUAL MEETING MINUTES

The 2024 Annual Meeting Minutes were distributed to owners upon arrival. Upon a motion duly made by Robin Menuet and seconded by Alyson Griffin, the 2024 Annual Meeting minutes were unanimously approved as presented.

BOARD REPORT

John Nguyen presented the Association's 2024 accomplishments including a successful National Night Out in October, an owner and Ascension Church are now mowing areas behind Faust, (3) FLOCK cameras were installed, the Association continues to mow common areas and the (5) monument signs were cleaned.

Constable Chief Hutter reported on current issues in the area and the Constables' patrol schedule including that the schedule had been increased. There have been several burglaries in the area with (3) arrests in (2) weeks. Chief Hutter also provided general information regarding the (3) FLOCK cameras specifically that the cameras are primarily used to read license plates. Chief Hutter provided the Constable's dispatch number: 281-463-6666 and acknowledged Erica Jordan and thanked her for her involvement. Chief Hutter encouraged owner participation and to look out for neighbors. Chief Hutter also stated there is a Facebook page for Constable Precinct 5 that posts arrests and that owners would need to access Terry Allbritton and Harris County on the Facebook page for more details.

FINANCIAL REPORT

Stacy Jacob, LMS, reviewed the 2024 Financial Overview that was distributed to owners upon arrival. There was no further discussion.

ANNOUNCEMENT OF (2) NEW BOARD DIRECTORS

John Nguyen reminded owners there were (2) open Board positions and (2) owners submitted Applications; therefore, the (2) candidates were elected by acclamation. The new Board members are Jennifer Blackburn and Michelle Miller. Each Director will serve a 2-year term.

DISCUSSION REGARDING *First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Memorial Bend Subdivision Sections One, Two, Three, Four and Five*

John Nguyen reported the current Declaration is approximately (24) years old and needs to be updated. A committee worked with the Association's attorney to amend the Declaration and copies of the amended Declaration were brought to the meeting for owners to review, as well as a summary of the significant changes. Ballots/consent forms were also available for those who wanted to vote on the amended Declaration. It was announced that the amended Declaration and ballot have been posted to the Association's Website on the "Homeowners" page, then under "Governance". John reported that (191) Member approvals are required for the amended Declaration to pass. John provided an overview of the significant changes and, after discussion, the Board suggested owners email their questions and comments to Kim Wilkinson, LMS, by 3/31/25, and she will forward to the Board for review and discussion with the Association's attorney. John stated that if owners voted during the Annual Meeting, they will be allowed to vote again if the Declaration is revised after the meeting. An owner asked for any revisions to be red-lined and if owners' comments can be shared with all the owners.

HOMEOWNER FORUM

- Michelle Miller is spearheading the effort to explore continued use of the City for trash and recycling services or hire a private trash service. Michelle mentioned the City has been late, skipped pick up days, etc. Currently, the City picks up trash once weekly and recycling twice monthly and there is currently no cost to the community although the City is considering charging for trash services. Michelle reported she obtained (3) bids for private trash service that will pick up trash twice weekly and recycling once weekly. Private trash service will cost approximately \$20-\$30/month per home which is not currently budgeted. The City will issue a credit of \$6.00/home to MBCA if the community uses private trash services. Michelle will send a poll to owners regarding using City vs. private trash services.
- Justin Comeaux, representing the Memorial Bend Club, discussed the financial status of the Club and the need for more memberships. Justin said the Club offers tennis and swimming and is adjacent to the MBCA community (on Boheme Drive and the Beltway). Justin mentioned the following: The Club is privately owned by its members; has a Board of Directors; operates off dues paid by members; is currently operating at a deficit and sold part of the property to a townhome development to meet expenses; if the remainder of the property is sold, the proceeds will be donated to a non-profit organization; etc. Justin offered (2) options to maintain the Club: sell the remainder of the property to a 3rd party or merge with the MBCA. Owners with questions were encouraged to email Justin at mbclub@gmail.com.

A raffle was held for those who attended the Annual Meeting and (4) \$50.00 gift cards were awarded to the winners.

ADJOURNMENT

The Annual Owners Meeting adjourned at approximately 7:44 p.m.