

MEMORIAL BEND CIVIC ASSOCIATION

MINUTES FROM THE ANNUAL OWNERS MEETING HELD ON FEBRUARY 13, 2024; 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 6:31 p.m. Owner attendance was recorded by Kim Wilkinson, representing LMS. A document reflecting who attended, in person, will be attached to these Minutes. Constables Flores and Lin also attended. LMS offered Proof of Notice of the Annual Meeting.

INTRODUCTIONS

The Board, LMS and owners introduced themselves.

APPROVAL OF THE 2023 ANNUAL MEETING MINUTES

The 2023 Annual Meeting Minutes were distributed to owners. Upon a motion duly made by Michelle Miller and seconded by Erica Jordan, the 2023 Annual Meeting minutes were unanimously approved as presented.

BOARD REPORT

John Nguyen, Board President, reported that FLOCK cameras are being considered for the community, the community newsletter has been reformatted, the Constable patrol agreement was renewed and (2) Associations (Autumn Oaks and Rustling Oaks) are participating and contributing financially, the Association's Declaration is being updated and revised to include meeting legal criteria, the monument signs were power washed and repaired, and the Board continues its fiduciary focus and responsibilities. John also provided an overview of the Association's Women's Club and Boy Scouts flag program for the holidays.

FINANCIAL REPORT

Lam Ha, Board Treasurer and Stacy Jacob, LMS, reported the following:

- The 2024 Budget was approved by the Board and is posted on the Association's Website. Lam reiterated that the Constable patrol agreement was renewed and (2) Associations (Autumn Oaks and Rustling Oaks) are participating and contributing financially, and a \$100,000 CD was recently opened at Chase Bank for (9) months at a 5% rate.
- The 1/31/24 Balance Sheet was distributed to owners and reflects approximately \$244,583 in the Operating account, \$56,500 in the Refundable Construction Deposit account, and \$16,158 in the Money Market/Reserve account. The total in the combined accounts, including the \$100,000 CD, is approximately \$417,240.
- The 2024 Audit is being prepared by the Association's independent CPA and will be posted on the Association's Website upon completion.
- A 2023 Financial Overview was distributed to owners and discussed. Upon a motion duly made by Griffin Vance and seconded by Ken Hurr, the 2023 Financial Overview was unanimously accepted as presented.

ANNOUNCEMENT OF (3) NEW BOARD DIRECTORS

Stacy Jacob, LMS, reminded owners there were (3) open Board positions and (3) owners submitted Applications. The new Board members are Lam Ha, Erica Jordan and John Nguyen. 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*

Michelle Miller presented highlights of a document that was distributed to owners regarding proposed changes to the Association's Declaration. It was reported that a Committee continues to work with the Association's attorney to update and revise the Declaration to include meeting legal criteria. The Association owners will ultimately approve the revised Declaration. It was reported that (186) owner approvals are needed for the revised Declaration to pass. Block Captains will also be reaching out to owners.

HOMEOWNER FORUM

Questions were addressed by Board members and LMS from general members in attendance including:

- The FLOCK cameras were discussed in more detail including the process of tracking suspect vehicles, license plates, etc.
- The Constable's patrol hours were reiterated, and it was reported the MBCA has more patrol hours than Autumn Oaks and Rustling Oaks.
- Erica Jordan reported there have been some thefts at construction sites, vehicle break-ins, a home invasion, and a stolen vehicle.
- Chris Schuller reported traffic issues on Memorial Drive and the lack of common sidewalks. Robin Menuet reported she has contacted TXDOT and is hopeful 5' sidewalks will be provided.
- The Constable reminded owners of the phone number for non-emergencies: 281-463-6666.
- Ken Hurr complimented the Board of Directors.

ADJOURNMENT

The Annual Owners Meeting adjourned at approximately 7:21 p.m.