

**MEMORIAL BEND CIVIC ASSOCIATION**

**BOARD MEETING MINUTES**

**January 15, 2025; AT MEMORIAL DRIVE UNITED METHODIST CHURCH, ROOM D-205,  
12955 MEMORIAL DRIVE, HOUSTON, TX 77079**

**BOARD MEMBERS PRESENT**

Adrian Amjadi (attended remotely)

Jennifer Blackburn

Lam Ha

Erica Jordan

Michelle Miller

John Nguyen

**BOARD MEMBERS ABSENT**

**IN ATTENDANCE**

Homeowner Brendan Arnold was present. Ashley Prieto attended remotely using the provided Google Meet link.

**CALL TO ORDER**

Due notice of the meeting having been given and a quorum being present, the Board Meeting was called to order at approximately 7:06p.m.

**ADOPTION OF AGENDA**

Jennifer Blackburn motioned to adopt the agenda as presented. Michelle Miller seconded the motion, and the agenda was unanimously adopted.

**APPROVAL OF 12/18/2024 BOARD MEETING MINUTES**

Michelle noted that she was present at the December meeting. With that correction, John motioned to accept the December 2024 MBCA Board meeting minutes. Erica Jordan seconded the motion and the meeting minutes were approved. Jennifer Blackburn indicated that the September meeting minutes still require approval and will be presented at a future Board meeting.

## **PRESIDENT'S REPORT**

John Nguyen discussed the expected extreme winter weather. We can expect a chance of snow and temperatures in the 20's. Please exercise caution as roads will be icy. Minimize driving as much as possible. Additionally, there are several important federal events including the Martin Luther King, Jr holiday, Inauguration Day and the former president Jimmy Carter will be lying in state.

## **TREASURER'S REPORT**

Lam Ha gave an overview of the Association's financial statements, noting a \$52K increase in cash due to incoming HOA fees.

## **COMMUNICATIONS UPDATE**

Adrian Amjadi noted that the next newsletter should go out by January 29. It will include information about the MBCA annual meeting to be held February 25. He'll need additional articles for the newsletter by next Wednesday. The Board discussed the need for a fillable form for the ballots regarding the new declaration. John Nguyen will investigate options for the form and speak to the Association's attorney, Cliff Davis, about methods for collecting ballots. John will also work on an "executive summary" of the declaration to help communicate these changes with the neighborhood.

## **CONSTABLE UPDATE**

Erica Jordan reiterated the constable dispatch number (281) 463-6666, our neighborhood is with precent 5. While investigating a red SUV that dumped a dog in our neighborhood, it was discovered that our Constables currently do not have permission to use the Flock cameras to support the neighborhood. John Nguyen made a motion to share Flock data with Constables to support the needs of the neighborhood. Michelle Miller seconded the motion and it was approved. John will speak to Lupe at Flock Security and ask to give approval to share data with our Constables.

## **ARC UPDATE**

No one was present at the meeting to give updates on the ARC committee.

## **SUPER NEIGHBORHOOD**

No one was present to report on Super Neighborhood as this meeting. Super Neighborhood has not met since our last Board meeting.

## **COMMITTEE UPDATE TO REVIEW/REVISE ASSOCIATION GOVERNING DOCUMENTS**

John reported that we have a final draft of the document. The association's attorney is working on a 1 to 2 page "executive summary" to help us communicate the purpose of the new Declaration.

## **DEED RESTRICTION VIOLATIONS**

There were no new deed restrictions to discuss at this meeting.

## **COLLECTION MATTERS**

There were no new collection issues to discuss at this meeting.

## **OTHER ISSUES**

MBCA has its annual owners meeting on Tuesday, February 25. It was suggested that we put signs about the meeting at the entrances of the neighborhood. Erica agreed to get as many signs as she could for under \$100. John made a motion to approve the expense, Jennifer seconded the motion and it was approved. There will be three Board positions open. Michelle agreed to run again and we are still looking for 2 candidates.

Ashley Prieto addressed the Board and voiced dissatisfaction that several neighbors have with our current trash collection service. She noted recycling isn't picked up regularly, days are missed and they don't pick up extra items. Michelle has done research on this issue in the past and offered to resume looking into other companies for garbage collection and into the city's rebate.

The MBCA Board meetings for 2025 are scheduled for Feb 25, Apr 23, July 16 & Oct 15.

Dirt deposits left on feeder road leading into Tosca is an issue for either TX DOT or City of Houston.

Michelle will ask Griffin about property on Memorial Drive where it seems a project has stalled.

## **ADJOURN**

There being no further business to discuss, the Board Meeting adjourned at approximately 8:22 p.m. The next Board Meeting will be held on 02/25/2025, following the MBCA Annual Meeting at approximately 7:30 pm, at Memorial Drive United Methodist Church, Wesley Hall, 12955 Memorial Drive, Houston, TX 77079.