

BOARD MEETING MINUTES
May 16, 2023; AT MEMORIAL DRIVE UNITED METHODIST CHURCH, ROOM D206,
12955 MEMORIAL DRIVE, HOUSTON, TX 77079

BOARD MEMBERS PRESENT

Jennifer Blackburn
Erica Jordan
Michelle Miller
John Nguyen

BOARD MEMBERS ABSENT

Jody Lee
Erika Sorsby
Ed Tseng

IN ATTENDANCE

Also in attendance were Robin Menuet from the ARC committee and Terry Lee Wilson representing ACC Partners.

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 7:08 p.m.

ADOPTION OF AGENDA

J. Nguyen motioned to accept the agenda as presented. E. Jordan seconded the motion and it was unanimously approved.

APPROVAL OF 04/11/23 BOARD MEETING MINUTES

Upon a motion duly made by J Nguyen and seconded by E Jordan, the Board approved the April 11, 2023 Board Meeting minutes

PRESIDENT'S REPORT

There was discussion of continued automobile accidents at Boheme & Beltway 8 , the most recent occurring Monday night. We are waiting for the change in hours for the Constable. We expect approximately 10 weeks to fill the new time slot. Last month, Sean Schuler was sent multiple correspondence via certified mail from the LMS on behalf of the HOA. Due to issues with zip codes, the HOA will absorb the cost of one of the certified mailings. John will notify LMS of this decision.

TREASURER'S REPORT

Ed wasn't in attendance, but reports were sent ahead of the meeting. It was noted fewer delinquencies than prior month. Also, discussed was the need for our lawn care provider (Saba?) to have insurance. Robin and Erica to follow up with service to provide insurance contact and information.

COMMUNICATIONS UPDATE

Jody was not in attendance but emailed prior to the meeting, an estimate of approximately \$800 for LMS to mail out correspondence requesting updated contact information for residents/owners. John proposed that we allocate \$1000 to the info capture project which would include a drawing for \$200 in gift cards as incentive to respond. Targeted drawing date to be July 4th. Jennifer seconded the motion and it passed. We also discussed a "May Day Play Day" to celebrate the end of school/beginning of summer. Please include in newsletter the benefits of having house numbers painted on your curb.

CONSTABLE UPDATE

Reminder to be aware when in Terry Hershey Park. Recent assault occurred near the Glen neighborhood. It will be approximately ten weeks until we have a new Constable on the new shift hours

ARC Update

Robin introduced Terry Lee Wilson with ACC Partners. Terry would like to offer services to help homeowners prepare for making their presentation and preparing paperwork for our Architectural Review Committee. She would charge homeowners \$750 per application and \$250 per resubmission. Following her presentation there was discussion on whether we might require property owner to use her services as a way to relief burden on ARC or if it should be a service we merely recommend for those homeowners applying to ARC? Most of her work would be done before the build and she would be able to report weekly on projects.

SUPER NEIGHBORHOOD REPORT

Robin shared that crime is down in our Super neighborhood area. The sewage project should be complete by June 19. Mary Nan Huffman, City councilperson, is looking into helping to fund Flock for area. HPD forming a recommendation on the Flock cameras. Rene Ruiz may be a resource to address property neglect cases.

Robins also discussed her research on replacing and/or refurbishing the monuments at the various entrances to the neighborhood. The estimated cost would be \$32,750. We should consider which monuments could be cleaned and recapped rather than replaced. We should consider getting other bids.

COMMITTEE UPDATE TO REVIEW/REVISE ASSOCIATION GOVERNING DOCUMENTS

The committee met the week before our meeting. They plan to meet again on approximately June 10. In the meantime, they plan to review governing documents of nearby neighborhoods. Ideally project would complete and prepared to communicate with neighbors by end of September. This would give us time to communicate and ask neighborhood to vote in January 2024.

OTHER ISSUES

Regarding property on Hansel, Mr Tran suing contractor to clean up the site. Abandoned property on Butterfly, pictures were sent to Kim at LMS. LMS will send appropriate non compliance letters. Perhaps health department may help with concerns of standing water in the backyard?

ADJOURNMENT

There being no further business to discuss, the Board Meeting adjourned at approximately 8:39 p.m. The next Board Meeting will be held on 06/13/2023, at 7:00 p.m., at Memorial Drive United Methodist Church, Room D-206, 12955 Memorial Drive, Houston, TX 77079.

****DRAFT****