

DRAFT

**Glendower Court Property Owners Association
Meeting of Members
Tuesday, May 28, 2013
The Women's Institute, 2202 Avalon Place**

Agenda

I. Call to Order

The meeting was called to order at 6:35 p.m. by Steve Adger, GCPOA President. The following board members were also present: David Kerr, Marjorie Chadwick, Lisa Caledonia, and Jay Jones. Also in attendance were Constable Alan Rosen, Deputy David West, Evalyn Krudy (Manager), District G City Councilman Oliver Pennington, Travis Overall and co-worker from Gerald Hines Interests.

Steve Adger asked residents who had not done so to submit their marked ballots for or against the special assessment, which would offset the cost of a second Constable patrolman for the Avalon Place/Glendower Court shared constable contract.

II. Gerald Hines Interests Proposed Office Building Presentation

Gerald Hines' representatives presented details for the proposed construction of a 17 Story, 167,000 Square Feet office building to be located at the corner of Spann and San Felipe. The Hines' representatives said the structure will be similar in size to the River Oaks Bank Building located at the southeast corner of Kirby and San Felipe, near the Huntington Condominiums. Having recently purchased the land, they explained that they were just now getting an idea of demand. No tenants have been signed, but they stated that the demographics are extremely desirable—for them—the developers—in the area of the proposed office building. The building has been designed by Roger Soto of Ziegler Cooper Architects and includes nine (9) floors of office space with 167,000 net rentable square feet, and eight (8) levels of parking below. There are 2.5 parking spaces per 1,000 sq. feet of net rentable office space, or approximately 400 spaces. The entrance to the parking garage is planned to be located on Spann Street. There will be 20 parking spaces adjacent to San Felipe. The loading dock is to be located on Welch St.

The exterior is to be covered by a curtain wall to screen the parking floors (1-8) from view. According to a Hines' traffic impact analysis, the building will not negatively impact area traffic. Glendower Court residents questioned the Hines' representatives about traffic issues and how they had evaluated them. The Hines' spokesmen said that office building traffic analysis is predictable and that they will work with the City of Houston to assess the traffic issue in more detail. When asked why a residential neighborhood was chosen as the location for an office building, the representatives responded that there is a high demand for office space in the area and no deed restrictions. Steve Adger asked that the Hines team supply updated traffic figures when they become available.

III. Constable Report

Precinct I Constable Alan Rosen, Captain Nancy Hennesey, and Deputy Constable David Vest informed residents of the services available to them and offered suggestions for maintaining a crime-free neighborhood. Even though Houston has more burglaries than any other city in the nation, no Glendower Court burglaries have been reported this year. They offered the following advice to keep our good record:

- Email or fax vacation watches to the Constable's office (forms are available online at www.GlendowerCourt.org.)
- Change alarm company response from HPD to Constable's office: 713 755 7628
- Be observant of your surroundings and be involved in a community oriented policing model
- Activate alarms even when you will be away from home only a short time

Constable Rosen informed residents that while the Precinct's technology is high tech and up to date, tried and true methods are still in operation. Deputy Vest sometimes keeps an eye on things while on a bike, and canines are available for use when needed. He also emphasized the importance of Precinct I's cooperative collaboration and interaction with the Houston Police Department to prevent and solve criminal activity.

IV. Councilman Oliver Pennington Report

Councilman Pennington outlined the City of Houston's improvement projects that will impact Glendower Court residents, including restructuring utilities on Westheimer that will temporarily reduce traffic to one lane each way from Shepherd to Buffalo Speedway, Shepherd to Kirby, and on Alabama from Shepherd to Buffalo Speedway. After Westheimer is completed, Shepherd will be reconstructed at current width from Buffalo Bayou to Westheimer with engineering beginning in late 2013. There is no room for expansion. The project will include storm drainage improvements. It was noted that the Glendower Court subdivision drains to Shepherd and that the Avalon Place subdivision drains to Kirby.

Finally, he reported that the city is planning to relocate sanitary sewer lines to the street to ensure access for repair crews.

V. Minutes

Minutes of the October 24, 2012 meeting were distributed and unanimously approved as presented.

VI. Treasurer's Report

David Kerr presented the financials and explained the need for a special assessment cover the cost of second deputy that was added by Avalon Place Homeowners. Annual dues will need to be increased in 2014 if Glendower Court wishes to continue to share the patrol with Avalon. Avalon has said that they may consider adding a third deputy in the future. *[Note: The patrol contract is between Avalon Place Homeowners (APH) and the County. Glendower Court (GC) pays its pro-rata share of this service. This spring, APH elected to add a second deputy, to expand hours of coverage and to increase covered days from 5 to 7, without advance GC approval. Because the GCPOA board had no way to foresee this additional \$24,000 expense, a special assessment was put before the members for a vote.]*

Steve Adger announced the results of the special assessment election. The proposal passed. Glendower Court owners will receive an invoice for the \$150 special assessment.

VII. COMMITTEE REPORTS

Anny Whyte reported that the location of the Christmas party, to be held the first week of December, is yet to be determined.

John Kirksey reported that trees in the esplanade will be trimmed in the fall. One of the new limestone signs in the Westgate/Westheimer esplanade was hit by a car and will be replaced.

Sara White reminded neighbors to submit plans for review in advance of beginning any construction or remodeling projects.

VIII. Adjournment

There being no further business, the meeting was adjourned at 7:50 p.m.