

**Glendower Court Property Owners Association**  
**Minutes of the Annual Meeting of Members**  
**2202 Avalon Place, Houston, TX 77019**  
**October 30, 2019**

### **I. CALL TO ORDER**

The meeting was called to order at 6:35 p.m. by Pam Earthman, President. After certifying that a quorum of members was present in person or represented by proxy. Pam announced that because the required threshold of owners was not present, the ballot to ratify the 2012 Bylaws and the ballot on the proposed amendments to Restrictive Covenants would be tabled.

The following officers were present: Lynn Baird, Pam Earthman, Parris Beverly and Bob Sebastian. Also in attendance: from the constable's office, Deputy. L. Nino and Lt. Shipley; association manager, Evalyn Krudy; Association Legal Counsel Mitchell Katine; and Torrance Atkinson from District G Council Member Greg Travis's office.

### **II. MINUTES**

Minutes of the May 2019 members' meeting were unanimously approved as presented.

### **III. ANNUAL ELECTIONS**

Pam announced that Parris Beverly will be the incoming President and does not stand for election because Art. 7.5.2 of the By-Laws states that the current Vice President/President Elect succeeds to the position of President in the next term. Pam will become the Past President and does not stand for election. She then introduced Eric Lindberg and David Peden who are running for Vice President/ President Elect. Each addressed the members giving their interest in serving and background experience. With no other officers being nominated from the floor, the members voted by paper ballot for the proposed slate of officers. The election results were: David Peden (Vice President/President Elect), Rinku Patel (Treasurer), Mary Jaffe (Secretary) and Lynn Baird (Parliamentarian).

### **IV. PROPOSED AMENDMENTS TO RESTRICTIVE COVENANTS**

Pam introduced attorney Mitchell Katine, who is providing legal counsel to GCPOA pertaining to Restrictive Covenants. Concerns were raised by one resident regarding amendment Section 2.1 to mean use of a "lot" is single family. He complained that this amendment would cause his current properties to lose value if sold and lots were forced to become single family. Several members disagreed and expressed strong feelings that in order to maintain Glendower Court property values, lots should be deemed single family.

### **V. CONSTABLE REPORT**

Three deputies attended the meeting from the Constables Office, Deputy L. Nino, Lt. Shipley and one other. They announced that crime is at a minimum in our area. There were several break-ins this fall but nothing was stolen, as alarms scared the burglars away. They encouraged residents to keep burglar alarms activated whenever they are at home. They also suggested using as much outside lighting as possible. They encouraged members to stay alert while entering your home and off cell phones and to use the Holiday Watch and Package Drop-off. More information is available by

calling 713-755-7628. They advised to have packages delivered to a place of business if possible and to avoid leaving any items of value in parked cars on the street or in driveways.

## **VI. NEW BUSINESS**

- A. Sewer and Street Reconstruction: Torrance Atkinson from the office of Greg Travis, District G, stated that the neighborhood Sewer and Street Reconstruction has been postponed to the fall of 2020. The city's plan is for sewer lines currently located in the rear of each property to be relocated to the city right-of-way in front of each lot.
- B. Mini cell towers: The state adopted a law in 2017 to govern the location and appearance of mini cell towers called SB1004. The city has been inconsistent about enforcing placement restrictions in the state law and clarifying what can be done to limit their installation. Members discussed height and size of mini cell towers being installed throughout the city as part of the 5G nationwide launch. It was stated that the towers can be installed in any neighborhood unless they can be prohibited by deed restrictions.
- C. Speed cushions and No Parking areas: Manager Evalyn Krudy announced that the city has now offers speed "cushions" which allow width of fire trucks wheels to maintain their speed on streets. The cushions are also less damaging to automobiles than speed "humps". Information about permit parking is available via the city's website ([www.houstontx.gov](http://www.houstontx.gov)). No parking and limited hours parking signage can be requested by calling 311, or by initiating a request online.

## **VIII. TREASURER'S REPORT**

Bob Sebastian gave a detailed explanation of the work he has done this year in reconciling our bank statements from 2017-2019. He also created a new graphic form of reporting which presents the budget with greater clarity. His report was accepted by motion and was unanimously approved.

## **IX. COMMITTEE REPORTS & ANNOUNCEMENTS**

- A. Architectural Committee: Pam read Grant Kaiser's report which stated that there are currently three projects under construction in Glendower all of which are spec homes. In addition, the home designed by architect, Frank Welch, (corner of Devonshire and Westgate) will soon undergo extensive renovation.
- B. St. Anne's Liaison Committee: Pam announced that the committee has met with Father Al and representatives from the Archdiocese. The school is working on limiting traffic on Kingston by opening gate on Westheimer and paying a licensed patrolman to direct traffic. She thanked Father Al for his cooperation. He announced that St. Anne's parking garage should be completed by May of 2020.
- C. Membership Committee: Pam thanked the committee and in particular chairman, Darlene Beauvais, for her time and effort in gathering accurate information for all the residents of Glendower Court. New Directories had been mailed or delivered to each resident prior to the members meeting and made available at the meeting.
- D. Social Committee: Lynn Baird announced for Kathy Ferguson that this year's holiday party will be hosted by Lisa Lee and Jack Perini on Thursday, December 12<sup>th</sup> from 6:30-9:00 pm. Their address is 2201 Avalon Place. Invitations will be mailed and an eblast will be sent to all dues paying members.
- E. Beautification: Evalyn reported on behalf of John Kirksey that the trees in the esplanades will be trimmed in November.

- X. **ADJOURNMENT** - There being no further business, the meeting was adjourned at 8:15 p.m.