

**GLENDOWER COURT PROPERTY OWNERS ASSOCIATION
DRAFT MINUTES OF THE ANNUAL SPRING MEETING OF MEMBERS
VIRTUAL ZOOM MEETING
June 4, 2020**

1. CALL TO ORDER

The meeting was called to order virtually at 7:00 p.m. by Parris Beverly, President. The following officers were present: Pamela Earthman, David Peden, Lynn Baird, Mary Jaffe and Rinku Patel. Also in attendance: Committee member Kathryn Ketelsen, Executive Director Evalyn Krudy, and Association legal counsel Mitchell Katine. The Constable's office was represented by Deputy Sanchez, Deputy Allen, and Lt. Shipley.

On June 1, 2020 notice of the member meeting was given to GCPOA members by email and by GCPOA website.

2. MINUTES

Pam Earthman moved and Lynn Baird seconded approval of the minutes of the October 17, 2019 general meeting. (MSC)

3. TREASURER'S REPORT

The Association has paid the first half of the year for our constable and landscaping contracts. We are on target for the budgeted year. Rinku is preparing for the 2019 tax filing for the Association. There was a reminder to pay member 2020 annual assessments, if not already done.

4. CONSTABLE REPORT

Deputy Allen reported on Father Al's condition. A homeless person has been arrested in connection with the assault on the St. Anne clergyman.

There have been equipment thefts from yard crews. The constables have been reminding work crews not to leave their equipment unattended. The Members were also reminded to keep garage doors closed and car doors locked. Deputy Allen also reminded the Members that it is better to call the Precinct One dispatcher rather than 911 because the Constable arrival will be quicker.

Our contract Constables are still patrolling our area even during the unrest downtown.

5. COMMITTEE REPORTS

A. Beautification Report

Kathryn Ketelsen gave a summary of her assessment of the five areas under the care of GCPOA. All are in need of improvement where grass won't grow because of shade from trees. Irrigation problems need to be addressed first. There are a couple of trees that need to be trimmed, grass planted to prevent erosion and eventual replacement of the Italian cypress trees with Japanese yew trees. Kathryn has offered to contribute two yews that she's removing from her property to replace the common area cypress trees.

Ed Gomulka suggested that the irrigation be checked quarterly to ensure everything is functioning properly. Ed knows where main controls are and will help Kathryn locate them

B. St. Anne Report

There was a question as to how St. Anne's was able to bypass a required Chapter 42 ordinance variance before building the new driveway off Kingston. The project was treated differently so a variance was not required. Discussion with St. Anne's regarding traffic congestion in that area is ongoing but has been postponed until fall when school resumes. Pamela Earthman and Charlie Herder have been having ongoing discussions with St. Anne's to try to create as safe an environment as possible for the school and for the Glendower Court residents.

Kingston Street residents have been polled twice regarding the installation of speed cushions and restricting limiting parking on one side of Kingston from Westheimer to Fairview. Although it is a lengthy process, the Board is committed to moving forward with speed cushion installation if there is sufficient support. St. Anne's has offered to contribute up to \$5000 towards that end. Owners need to be in full agreement to before parking restrictions can be implemented on the street.

C. Public Works Report

The city sewer/street reconstructing project is expected to begin in the Fall. Construction will be done in phases to ensure property access. Work to replace the Glendower Court streets will probably not be started until 2021.

All street light poles that are present now will be removed and temporary poles will be installed during construction. All poles will be rehabbed, and new LED bulbs added. Five additional new poles will be also installed as part of the reconstruction project. The original bid was \$150,000 for the decorative lights, which must be sponsored by the neighborhood. However, the city was able to negotiate with CenterPoint, on behalf of GCPOA to reduce the charge billed to the Association to \$6500.00 for the entire subdivision. Usually each new matching street light costs approximately \$5000.00 installed.

Individual questions and description of the work can be found on GCPOA website. Individual driveway access will be maintained during the project. After the contract is awarded and before construction begins, there will be a public meeting with the builder for everyone in Project area.

D. Other Business

Kate Gabrielle asked about property that was sold by Chappell Jordon last year. There will be a virtual city planning meeting to discuss replatting of the property later in the month. A building with multifunctional purposes with approximately 3-4 stories is planned.

Dean McNeely reported that Constables have purchased mobile speed wagons, which can be used in and around the community, and one has been temporarily installed on Kingston. These devices were purchased with funds raised for the Constable's Foundation by Mr. McNeely last year.

6. ADJOURNMENT

Meeting adjourned at 8:00 p.m.