

**GLENDOWER COURT PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF THE ANNUAL MEETING OF**  
**December 9, 2020**  
**2156 Avalon Place, Houston TX 77019**

**1. CALL TO ORDER**

Parris Beverly called the meeting to order virtually at 6:06 p.m. The physical location was changed from 2117 Kingston to 2156 Avalon Place due to technology issues.

Members present were Tish and David Peden, Lynn Baird, Parris Beverly. Officers present via Zoom: Pamela Earthman, Mary Jaffe and Rinku Patel. Executive Director Evalyn Krudy, GCPOA Association legal counsel Mitchell Katine, Constable Deputy Allen, Deputy Sanchez, evening shift constable supervisors Sergeant Johnson and Sergeant Medina and Rachel Maxcy, Director of External affairs for Greg Travis' office, were in attendance by Zoom. A quorum was present in person and by proxy with a total of 38 proxies in addition to the five attendees on site.

On December 3, 2020 notice of the GCPOA annual meeting was sent by postal mail and email and was also posted on the associations website at [www.GlendowerCourt.org](http://www.GlendowerCourt.org).

**2. COSTABLE REPORT**

Deputy Allen introduced the constables and reminded everyone to use the vacation watch, to be vigilant regarding suspicious activity in the neighborhood and to observe stop signs.

Evalyn reminded everyone to contact 311 with problems regarding building contractors leaving trash and debris in the right-of-way.

**3. CLOCK SHOP REPORT**

Construction of a three-story high-end furniture store, with parking beneath that will be accessed on the Westgate side of the building, will begin soon. Evalyn reported that the owners have been asked to schedule regular trash collection during daylight hours only after the new facility opens.

**4. SEWER AND STREET RECONSTRUCTION PROJECT**

Rachel Maxcy, Director of External Affairs from Councilman Greg Travis' office, announced that due to funding constraints, the Avalon Sewer and Street Reconstruction Project will begin July 2021. Information regarding the Project can be found on the Councilman's website.

A question arose about the increasing number of homeless persons in the area. Ms. Maxcy said that when there is a homeless encampment in the area, the HPD homeless division is notified. They go out every Wednesday with a Covid 19 response team and the HPD Homeless Outreach team to attempt to get the homeless into shelters and off the streets.

**5. DEED RESTRICTIONS AND BYLAWS UPDATE**

The final versions of both the proposed Deed Restrictions and Bylaws and related FAQs are posted on the association's website.

The Petition Committee (consisting of the current board, including outgoing members) will meet December 10, 2020 to discuss the best time to launch the ratification of Deed Restrictions and Bylaws.

Legal Counsel Mitchell Katine reported that Reid Wilson, of Counsel to the Archdiocese, had requested some changes to the proposed restrictions. The Petition Committee agreed to the requested changes.

## 6. TREASURER'S REPORT

With savings of \$4,500 due to cancellation of the holiday party and fewer legal costs than expected, the association's bank balance at the end of 2020 will fall under the allotted budget of \$150,000.

The 2021 proposed budget is \$152,000, due to a Harris County 5% increase of the Constable patrol fees. The new board will review the proposed 2021 budget for approval at the December 10, 2020 Board meeting.

## 7. ANNUAL ELECTION OF OFFICERS FOR 2021

The Proposed slate for the 202-2021 GCPOA board are Charles Parker, Vice President/President Elect; David Peden, President (previously elected); Steven Carter, Secretary; Rinku Patel, Treasurer; Lynn Baird, Parliamentarian; and Parris Beverly, President Emeritus. There were no contested positions. Allen Gage moved to approve the slate as presented by acclamation, and Tish Peden seconded. Approved.

Committees and their Chairmen for 2021 to be proposed for approval by the new board:

Doug Paisley	Deed Restrictions
Grant Kaiser	Architectural Review
Kathryn Ketelsen	Beautification
Franco Valobra	Patrol
Darlene Beauvais	Directory
Charlie Herder	Traffic 1
Robbie Leaver	Traffic 2
Kathy O'Neil	Social

There are two unfilled committee chair positions: Public Works and Co-Chair for Patrol. A separate Irrigation Chair position will be considered by the new board.

The next mailing will include an update form for the 2021 Directory.

## 8. ADJOURNMENT

Adjourned at 7:12 p.m.

**OTHER:** Kathryn Ketelsen's written report was included on the second page of the meeting agenda and is included below

### **Beautification Committee Report** – *Kathryn Ketelsen*

We continue to monitor and repair the irrigation system in the five esplanades. Improvements were made to the mulching perimeters surrounding the trees, and grass has been added to the bare areas. There will be a winter feed and a spring weed & feed performed to continue the grass improvement. Ball moss abatement in the Crape Myrtles is planned as well as replacement of dead or dying shrubbery.