

**GLENDOWER COURT PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF THE ANNUAL MEETING**  
**October 28, 2021**  
**Women's Institute, 2202 Avalon Place, Houston Tx 77019**

**1. CALL TO ORDER**

David Peden, President, called the meeting to order at 6:10pm. Other board members present were: Charlie Parker, Lynn Baird, Rinku Patel, Steven Carter. Also present were Executive Director Evalyn Krudy, and Mitchell Katine, Attorney for GCPOA.

A quorum was present in person and by proxy, with a total of 41 proxies in addition to the 15 attendees present on site.

Notice of the GCPOA annual meeting was sent by postal mail and email and was also posted on the association website at [www.GlendowerCourt.org](http://www.GlendowerCourt.org). In addition, signs were posted throughout the neighborhood.

**2. WELCOME & NEIGHBOR INTRODUCTIONS**

David Peden welcomed the Members attending in person and those attending remotely by Zoom.

**3. TREASURER'S REPORT**

Treasurer Rinku Patel gave a detailed verbal update on the treasury, which is tracking to the 2021 Budget of \$154,400. Expenses, recorded on a cash basis, were \$90,400 as of September 30, 2021. Revenue was noted as \$150,698 (158 properties assessed, 149 paid and 9 in arrears). David Peden requested the current financial statement to be posted on the association website.

The new Board will review the proposed 2022 budget for approval at the November 17, 2021 Board Meeting.

**4. CONSTABLE REPORT, PCT 1**

Captain Nancy Hennessy introduced the constables and reminded everyone to be vigilant and to report suspicious behavior directly to the Constables (713-755-7628). Captain Hennessy encouraged homeowners to use of the vacation watch and asked that the Constables Office be given a 2-week notice, if possible.

Lieutenant Moncrief presented an overview of the crime statistics reported to the Constable Office year to date. Compared to other neighborhoods, the Glendower Court crime statistics are some of the lowest in Pct 1 and our record was described as "outstanding".

Captain Hennessy noted that additional patrols will be working the Halloween weekend.

**5. UPDATE ON CITY MATTERS & SEWER AND STREET RECONSTRUCTION**

Executive Director, Evalyn Krudy read a report from the Office of CM Greg Travis.

Avalon sewer and street reconstruction project has been further postponed to fiscal year 2024 due to funding constraints. Consequently, contract awards will not be announced until August or September of 2023 at the earliest. Wastewater Operations will review their priorities again in the next year and determine if any additional delays.

In July, the City Council approved a \$400k contract to hire a consulting firm to draft a "Livable Places Ordinance" which would permit denser housing to be built in residential areas. In August, the council solicited public input on the proposal. Responses were largely opposed to this ordinance. The first technical amendment to the proposed ordinance is expected the next few months. More information <https://houstontx.gov/planning/livableplaces.html>

**6. APPROVAL OF MINUTES OF THE 2020 ANNUAL MEETING**

Secretary, Steven Carter, presented a summary of the December 2020 Annual Meeting.

A motion to approve the December 2020 Annual Meeting minutes was made by David Peden and seconded by Charlie Parker. Approved.

**7. ANNUAL ELECTIONS: OFFICERS, BOARD OF DIRECTORS AND COMMITTEE CHAIRPERSONS FOR 2021-2022**

The proposed slate for the 2021-2022 GCPOA Board is Charlie Parker, President (previously elected); Steven Carter, Vice President and President Elect; Rinku Patel, Treasurer; Anna Beth Hill, Secretary; Lynn Baird, Parliamentarian; and David Peden President Emeritus. There were no contested positions.

Committees and their Chairperson for 2022 to be proposed for approval by the new Board.

Architectural Review	Grant Kaiser (Chair), Jay Jones & George Kelly
Beautification	Kathryn Ketelsen
Directory	Darlene Beauvais
Legal/Enforcement	Doug Paisley
Public Works	Frank Rynd
Social	Kathy O'Neil
Patrol	Franco Valobra & TBD
Traffic	Charlie Herder & Robbie Leaver

**8. COMMITTEE REPORTS & ANNOUNCEMENTS**

Lynn Baird read a report from Beautification Chair, Kathryn Ketelsen. The Fairview Esplanade sprinklers, which were likely damaged by the city work, are being repaired. A proposal has been made to replace the dying Cypress trees on the West end of the Fairview Esplanade with Yews.

David Peden updated the meeting on recent damage caused to sprinklers and the hedge at the Kingston Esplanade at Westheimer as a result of a traffic accident. We have filed a report with HPD.

There were no other Committee Reports

**9. OTHER BUSINESS**

David Peden gave an update on the proposed changes to the Deed Restrictions and outlined the key steps in filing, approving and adopting the new Deed Restrictions.

There have been significant changes in the law made by the Legislature as it relates to Property Owners Associations, and which have necessitated an update to our Deed Restrictions.

A decision to launch a Petition Committee will be made at the Board Meeting immediately following the Annual General Meeting. On instruction from the Petition Committee, Attorney Mitchell Katine will file the paperwork with the County which will start a one-year clock to gather signatures in favor of the new Deed Restrictions. The threshold for approval is the majority of the owners.

Once the Deed Restrictions are approved, the Board will seek approval for new Bylaws.

Charlie Parker acknowledged David Peden’s effort and leadership on the update of the Deed Restrictions.

**10. ADJOURNMENT**

The meeting was adjourned at 7:06pm