

**GLENDOWER COURT PROPERTY OWNERS' ASSOCIATION**  
**MINUTES OF THE ANNUAL MEETING**

Wednesday, October 26, 2022

The Women's Institute, 2022 Avalon Place Houston, Texas 77019

**1. CALL TO ORDER**

President, Charlie Parker called the meeting to order at 6:06 pm. Other board members present were: David Peden (Ex-Officio), President Elect, Steven Carter, Secretary, Anna Beth Hill, Treasurer, Rinku Patel and Parliamentarian, Lynn Baird. Also present: Executive Director, Evalyn Krudy and Mitchell Katine, Attorney for GCPOA.

**2. VERIFY QUORUM AND NOTICE**

A quorum was present in person and by proxy, with a total of 32 proxies for households in addition to the 23 attendees present on site.

**3. INTRODUCTION OF OUTGOING BOARD**

Charlie Parker introduced and thanked outgoing board members Rinku Patel, Anna Beth Hill and David Peden (Ex-Officio).

**4. APPROVAL OF MAY 25, 2022 MEMBERSHIP MEETING MINUTES**

The minutes were accepted as presented.

**5. TREASURER'S REPORT**

Rinku Patel reported that the association is on target for a balanced budget. The Operating Budget sets an annual income of \$148,850 with projected expenses of \$147,753 for 2022. Rinku proposed keeping the same budget for 2023. Charlie Parker recognized Kathryn Ketelsen for her efforts in raising funds for the landscaping of the Fairview esplanades.

**6. DEED RESTRICTION ADOPTION UPDATE**

David Peden reported that there were 100 votes in favor of the new Deed Restrictions and 12 NO votes. There were 54 that did not respond. Those that did not respond are covered by the Deed Restrictions. Mitchell Katine pointed out that the 12 properties that opted out are not a part of GCPOA and are not covered by the Deed Restrictions. If a homeowner decides to opt back in, he can help with that process. The Notice of Certificate of Compliance has been recorded and the new deed restrictions are in place. A final copy of the new Deed Restrictions was mailed to each homeowner via certified mail, return receipt requested (CMRRR). David pointed out that the biggest change to the Deed Restrictions was directed to the Architectural Committee. New changes to state law prohibits members of the Architectural Review Committee from serving on the Board of Directors. Other changes include the allowance of solar panels and the allowance of electronic meetings.

**7. DISCUSSION AND VOTE ON AMENDED BY-LAWS**

David Peden reported that the amended by-laws now conform with the new Deed Restrictions. The major amendments to the by-laws are the following:

- a. The Board can now create a committee at any time in lieu of members voting on a new committee at the Annual Meeting
- b. The terms for Directors were changed to two-year staggered terms
- c. Changes were made to the Notice Procedures to comply with new legislature

d. The position of Parliamentarian was eliminated from the Board.

**8. VOTE ON PRESIDENT-ELECT FOR THE 2022-2023 TERM**

A motion was made and duly seconded to elect Kathryn Ketelsen as Vice President and President Elect. The motion was approved by acclamation.

**9. NOMINATIONS, INTRODUCTION OF CANDIDATES FOR THE OPEN BOARD POSITIONS AND VOTE**

Prior to the meeting Michael Connolly, Mike Halow and Lynn Baird were nominated for the Board. Charlie Parker asked for additional nominations, and there were none. Michael Connolly, Mike Halow and Lynn Baird were elected by acclamation as the new Board Members. After the Annual Meeting the Board met and elected Michael Connolly as Secretary and Mike Halow as Treasurer.

Mike Halow and Steven Carter will serve a one-year term. Lyn Baird, Kathryn Ketelsen and Mike Connolly will serve a two-year term. In subsequent elections, board members will be elected for staggered to-year terms.

**10. PRESIDENT'S REPORT**

Charlie Parker reported that it has been a very successful year for Glendower Court and he feels we can move forward with the proper documentation in place. He thanked all those that contributed to the efforts to maintain the quality of our neighborhood.

**11. COMMITTEE REPORTS AND ANNOUNCEMENTS**

New neighbors in attendance are:

Marie Taylor - 2201 Avalon

Susan and Glen Ballard - 2112 Kingston

Matthew and Thy Morgan - 2113 Kingston

John and Mary Eads - 2219 Dunraven

John and Mary Eads will be hosting the GCPOA Holiday party on December 6.

**12. ANNOUNCE RESULTS OF VOTES ON AMENDED BY-LAWS AND BOARD OF DIRECTORS**

There were 32 votes by Proxy and 21 in person ballots received. The amended By-laws were unanimously approved by 53 of 53 YES votes.

**13. OTHER BUSINESS**

Charlie requested that trash cans not be left out in front yards and if you have small trash items please bag them up so that they are not blown out of the trash cans.

**14. ADJOURNMENT**

Charlie Parker adjourned the meeting at 7:03 pm