

Glendower Court Property Owners Association

Thursday, October 23, 2025

6:00 p.m.

St. Anne Church, Garage Conference Room

On the ground floor of the parking garage

Agenda

1. Call to order and certification of a quorum *Charlie Parker, Treasurer President*
2. Welcome & Neighbor Introductions
3. Harris Co. Pct. 1 Constables *Deputy Wesley Hurt, Constable Alan Rosen*
4. Council Member Mary Nan Huffman, District G
5. Approval of Minutes of the 2024 Annual Meeting *Charles Parker*
6. Treasurer's Report & 2026 Budget Presentation *Charlie Parker*
7. Annual Elections for the Board of Directors 2025-2026 *Charlie Parker*
 - a. Vice President/President-Elect
 - b. Committee Chairmen
8. Committee Reports & Announcements *Kathryn Ketelsen*
 - a. Beautification / Esplanades
 - b. Other Reports (TBD)
9. Other Business & Member Forum
10. Adjournment

Glendower Court POA

P. O. Box 541346, Houston, Texas 77254-1346

Tel 713.807.1787 GlendowerCourt.org

PROPOSED SLATE OF DIRECTORS & OFFICERS FOR 2025-2026 TERM

As of the date of this Notice of the General Meeting of Members of the Glendower Court Property Owners Association on October 23, 2025, the following members will stand for election to the Board of Directors for the vacant positions, due to the staggered terms required by the bylaws:

Lynn Baird
Glenn Ballard (Director and President-Elect)
Kathryn Ketelsen
Charlie Parker

Charlie Parker, the incoming President, does not stand for election because Art. 7.5.2 of the Bylaws states that the current Vice President/President Elect succeeds to the position of President in the next term.

John Eads, the outgoing President, will move to the ex-officio position of Past President and does not stand for election.

At the conclusion of the annual meeting, the directors will elect the remaining officers.

2025-2026 PROPOSED COMMITTEE CHAIRPERSONS

Architectural Control	Grant Kaiser (Chair), Jay Jones & George Kelly
Beautification	Marcia Willson
Directory	Darlene Beauvais
Legal/Enforcement	Doug Paisley
Public Works	Frank Rynd
Social	TBD
Patrol	Rinku Patel

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

Tuesday, October 23, 2024

St. Anne Church, St. Christopher's Room, 2nd floor of the Parish Center
Houston, Texas 77019

1. **CALL TO ORDER:** President Kathryn Ketelsen called the meeting to order at 6:30 pm. Other board members present were Charlie Parker (Treasurer), John Eads (President-Elect), Steven Carter, (Asst-Treasurer), Lynn Baird (Director), Michael Connolly (Secretary), Evalyn Krudy (Ex. Dir.) Constables: Sgt. Medina, Deputy Hortiz, Deputy Sanchez and Deputy Guererro.

2. **INTRODUCTION OF NEW MEMBERS AND BOARD MEMBERS PRESENT**

3. **REPORT BY THE CONSTABLES** Noise complaints. The Constables asked that neighbors please report all the disturbances dispatch at 713-755-7628. The Board is working closely with the Constables on actions to increase safety such as adding FLOCK cameras and other measures. The annual assessment may be increased to cover enhanced costs.

Package thefts are on the rise. The Deputies look for packages left on porches and will try to hide them from opportunistic thefts. The Deputies plan to add additional patrols over the holidays utilizing unmarked patrol cars.

They said that all calls to HPD are eventually routed to them because the Constables can normally respond within 5 minutes or less in most cases.

Speeding – there was a request to enforce the speed limit and to have the city repaint the existing humps. A report will be to the City's 311 hotline.

Issues with St. Anne's School traffic - The Constables agreed to monitor traffic during school drop-off and dismissal times. They stated a stop sign is needed at Westgate and Fairview. The association has requested this from the City in the past and will do so again.

The Constables reminded neighbors to update their alarm company to have the Constable dispatch number as the first responder.

4. **APPROVAL OF MINUTES FROM LAST ANNUAL MEETING**

Michael Connolly presented the minutes from last year's meeting which were approved as written.

5. **TREASURER'S REPORT**

Charlie Parker presented report. Income and Expenses are tracking as expected with the budget, however, the board expects a slight surplus at the end of the year due to payment by older accounts in arrears and interest from the money market account. Expenses are expected to increase next year due to a 6.8% increase in charge for the constable patrol, adjustments for inflation, and possible new safety measures such as Flock cameras. The Treasurer's report was accepted.

6. **PRESIDENT'S REPORT**

Kathryn reports that the Board approved a schedule of fines for those who do not comply with the deed restrictions. The fines are to be a last resort to avoid formal legal action. The Schedule of Fines document was shared with neighbors via email were posted on the website, and it has been filed in the county records. Kathryn thanked Grant Kaiser, chair of the Architectural Review committee, for his work on the document and updated policies for Lot Maintenance and Architectural Review. Unpaid fines will be attached as a lien and will be collected when the property is next sold.

- 7. APPROVAL OF CANDIDATES FOR THE OPEN BOARD POSITIONS** Charlie Parker noted that a quorum was achieved with 33 proxies and owners of 21 properties in attendance. Kathryn announced the new board of director nominees for October 2024- October 2025 are Steven Adger, Lynn Baird and Charlie Herder. The directors were elected by acclamation. Continuing directors from the current board: Charlie Parker and John Eads whose terms will expire in 2025. Kathryn Ketelsen will continue in the non-voting position of president emeritus. Michael Connolly will rotate off the board.

8. 2025 PROPOSED COMMITTEE CHAIRPERSONS

Architectural Control	Grant Kaiser	Public Works	Frank Rynd
Beautification	Kathryn Ketelsen	Social	TBD
Directory	Darlene Beauvais	Patrol	Rinku Patel
Enforcement	Doug Paisley		

9. UPDATE ON SEWER PROJECT

Evalyn reported that the city's planned Avalon Place (and GC) Sewer and Street Reconstruction Project has been postponed until the 1st quarter 2026. She and Charlie Parker discussed updates to the sewer lines already completed in some sections of the neighborhood. Charlie reported that the sewer slip-lining had been used in these incidences. He shared that in other neighborhoods new lines had been installed in the streets and the street levels raised to increase drainage. He recommended that we promptly report all sewer problems to the city via 311 until all sewer lines have been updated or replaced in our neighborhood, and to consider if the entire neighborhood truly needs to have its sewer lines relocated to the front.

10. COMMITTEE REPORTS

Beautification Committee: Kathryn Ketelsen reported on improvements to the esplanades. Discussion was had on landscaping on city easement in front of neighbor's property along the street. She reported on streetlights out on Westgate. Evalyn requested that any street light outages be reported to her or to CenterPoint Energy. Social Committee -- the annual holiday party will be hosted by Ed Finger at Salisbury Lane on December 5. Lynn Baird will send out invitations to members soon. Patrol committee Chair, Rinku Patel, reminded neighbors to the Constables holiday gift at the Holiday Party.

11. OTHER BUSINESS

A question about rules for political signs was asked. Evalyn said that per the deed restrictions and state law, one sign per candidate or ballot measure is allowed that is ground-mounted and no larger than 4' x 6'. Signs may be placed in yards no sooner than 100 days before an election and must be removed within 10 days after the election.

A question was raised concerning the height of new construction. The matter was referred to the Architectural Control Committee.

12. ADJOURNMENT President John Eads adjourned the meeting at 7:45 p.m.

GCPOA 2025 Income/Expense statement (as of 9/30/25)

	As of 2025 <u>Sept.</u>		4Q 2024
OPERATING EXPENSES	<u>30</u> 2025	<u>Budget</u>	<u>Actuals</u>
Administration (POA Mgr, Mailings, Meeting Copies etc)	6,159.29	11,000.00	8,866.44
Bank Fees, Misc, Tax etc	1,796.00	1,000.00	115.00
Common Areas - Esplanades	5,007.30	13,000.00	13,314.40
Constable Patrol *	76,292.80	115,065.52	126,192.40
Filing/Notary/Notices	0.00	100.00	0.00
Insurance	3,309.00	3,059.00	3,059.00
Legal and Accounting	16,617.50	4,000.00	2,573.49
Social Events/Holiday Party	1,769.83	2,500.00	4,223.65
Street Light Project	<u>0.00</u>	<u>6,500.00</u>	<u>0.00</u>
Total Operating Expenses	110,951.72	156,224.52	158,344.38
OPERATING REVENUES			
158 GCPOA Lots (Assessments) & fees	141,381.50	165,110.00	138,500.00
Opt Outs	9,405.00	4,750.00	7,950.00
Arrears Collected	4,180.00	0.00	11,750.00
Esplanade	<u>350.00</u>	<u>0.00</u>	<u>700.00</u>
Total	155,316.50	169,860.00	158,900.00
Difference Revenues less Expenses	44,364.78	13,635.48	555.62
Account Balances			
Operating Acct	85,910.59		26,602.31
Money Market	161,678.41		158,268.28
Interest on MM Acct	3,410.13		
Other Assets			
Accounts in arrears	<u>11,400.00</u>		26,235
Total Assets 9/30/2025	262,399.13		211,105.59

* Notes: 2024 Actual Amount includes late deposit of our pmt to Avalon for 2023.

OPERATING EXPENSES	2026 Budget
Administration (POA Mgr, Meeting Copies, Web etc)	\$ 11,750
Social Events/Holiday Party	\$ 2,500
Constable Patrol	\$ 132,710
Esplanades - Maintenance	\$ 14,000
Street Light Project	\$ 6,500
Insurance	\$ 3,275
Legal and Accounting	\$ 4,000
Bank Fees, Misc, etc	\$ -
Filing/Notary/Notices	\$ 100
Taxes	\$ 1,850
Total Operating Expenses	\$ 176,685

OPERATING REVENUES	2026 BUDGET
158 GCPOA Lots (Assessments) & Fees	\$165,110
Opt Outs	\$9,000
Arrears Assessments	\$3,135
Other (donations espls)	\$350
Other - Allowance for Doubtful Accounts	\$ (6,270)
Total	\$ 171,325

Projected Annual Balance	\$ 171,325
---------------------------------	-------------------