

# Minutes - Timbergrove Manor Civic Club (TMCC) General Meeting 1/14/14

Date: January 14, 2014

www.timbergrove.org

Location: Sinclair Elementary

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Meeting Called to Order: 7:10 PM

**SCANNED**

## Guest Speakers

William E. Morfey – Dispute Resolution

Bill gave a talk centering on Dispute Resolution and the typical avenues available to the Membership. Among the key points and items discussed were:

- A contract may dictate the method of dispute resolution
- In the US the court system is considered readily accessible
- There is a long standing tradition application of “Common Law”
- There are many complex rules favoring the use of attorneys

The primary avenues for resolution are:

- Small Claims Court – Your Local Justice of the Peace
- Mediation – Private Non-Binding Arbitration
- Binding Arbitration
- Formal Law Suits

## Officer’s Reports

- Secretary’s Report (Meeting Minutes for 11/12/13 Meeting)
  - It was noted that there were items of discussion from the previous meeting missing from the circulated draft.
  - Randall Beaman made a motion that the approval of the report be tabled until the next meeting and that the draft would be revised and re-submitted for review and approval.
  - Jennifer Vickers seconded the motion and the motion was approved by show of hands.
- Treasurer’s Report 1/14/14
  - The attached Treasurer’s Report was distributed for review and comment.
  - A motion was by Lorraine Cherry to approve the Report.
  - The motion was seconded by Randall Beaman and approved by a show of hands.

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## Committee Reports

- Activities
  - Snow Day was a success but attendance was less than last year's event due to the weather.
  - The annual Rummage Sale at Resurrection Church will be in March with the date to be determined at this time.
- Architectural (Design) Review
  - The Chairman indicated that there were approvals of the following submittals:
    - 6434 Pineshade
    - 2314 Willowby
    - 6123 Hurst
  - A resident on Willowby, Kristy-Ann Walton, addressed the membership concerning the construction on an adjacent property of a structure that in her opinion violated the deed restrictions. She further expressed her opinion that the Committee erred in approving the construction of the neighboring improvements.
    - There was a question as to the interpretation of the Deed Restrictions with respect to whether the structure constituted a 2<sup>nd</sup> story addition, which is prohibited by the deed restrictions, or whether it should be considered as a replacement of the existing pergola as a deck.
    - A motion was made by Ms. Hudson to have the Board of Directors to instruct this committee to reconsider their approval of "the deck" at 2314 Willowby.
    - The motion as seconded by Tim Louque and was approved by a show of hands.
- Beautification – The Board was still in the process of resolving the charges from the COH-PWE for water service in the esplanades, as it was the understanding that there were existing agreements with the COH for the City to provide water for irrigation provided that the TMCC maintains the sprinkler systems.
- Yard of the Month – No Report
- Block Captains – No Report
- Citizen's Patrol – No Report
- Environmental Affairs-
  - 11th Street Park – Lorraine Cherry
    - It was reported that the COH was in the process of replacing the park sign on 11<sup>th</sup> Street and Park Rules sign; that the wildflower beds had been re-sown for Springtime.
  - Grease Trap Operation on Hurst (Southwaste) – TCEQ Permitting – Lorraine Cherry
    - The requestor for additional information has not received the information.
  - Jaycee Park –Darlene Wayt
    - Tree trimming was planned at the park on January 25<sup>th</sup> at 9:00 AM.
    - The park sign has been reported as damaged and repairs have been requested.

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## Committee Reports (Ct'd)

- Environmental Affairs-
  - COH Chemical Feed Station (CFS) – Bryce @ West 11<sup>th</sup> Street – Peter Davies
    - The COH has been contacted to provide a speaker for the next General Membership Meeting. Residents were reminded to submit questions to the TMCC Secretary.
  - Single Stream Recycling – Jennifer Vickers
    - The COH has passed over Timbergrove Manor for inclusion in their single stream recycling program.
    - Jennifer has launched a petition to include our neighborhood; and asked residents to sign the e- petition to be presented to the COH.
- Membership – Gary Nordstrom
  - The Chairman reported that membership dues were up compared to this time last year, with 10% of the households paying as of the date of this meeting.
  - Decals for cars are in the process of being ordered.
- Deed Restriction Enforcement
  - The Chairman had resigned and TMCC was looking for volunteers.
- Timbergram- The January edition has been distributed.
- Timbergreeters – No report

## Old Business

- It was noted that TMCC would reimburse a volunteer who purchased a Christmas tree for the Fire Station No. 62 on Seamist.
- Low Water Pressure
  - Residents from Section 6 & 8 reported that the water pressure was still low in these areas and that sometimes the water had an objectionable yellow color.
  - A motion was made by Dale Dugas to: “Have the Board of Directors send a letter to the City of Houston and Council Member Cohen’s Office complaining of the persistent low water pressure and discoloration of the drinking water provided by the COH, and further ask them to resolve the problem.”
  - The motion was seconded by Jeff Wayt and approved by a show of hands.

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## New Business

- Variance to be Granted by the City of Houston for the Development of the Property at Grovewood at Ella Boulevard
  - Several residents informed the meeting of a sign that had been recently posted at the property, Grovewood Manor, Section 1 and that “notice” had been given of a public hearing to discuss the granting of the variance.
  - There was a question of whether proper notice was given to the neighboring residents as required.
  - The Variance was to grant a lesser setback from the westerly right of way boundary of Ella Boulevard
  - A motion was made by Dale Dugas to: “ Have the TMCC write a letter to the COH Planning and Development Department to oppose granting the variance and further express the residents’ concerns that proper notice was not given of a public meeting.”
  - The motion was seconded by Randall and was approved by a show of hands.
  
- Next General Meeting is scheduled for March 11, 2014
- Next Board Meeting is scheduled for March 27, 2014

## Adjournment - The meeting was adjourned

Above meeting minutes, as prepared by Peter Davies, were submitted to the TMCC Board on this 11th Day of March, for review, correction and approval.

Respectfully Submitted By: Peter Davies, Secretary



Motion to Accept By: Darlene Wayt

2<sup>nd</sup> By: Chris Favre

Approved with Corrections: By a show of hands

Attachments