

Board Meeting Minutes

Date: 12/29/15

Location: Rainbow Lodge

- Attendance: See the attached sign in sheet for attendance

Meeting Called to Order: 7:00 PM

Quorum: Yes

Officer's Reports

SCANNED

- Secretary's Report (Meeting Minutes for 11/24/15 Meeting)
 - Following review of the minutes, Darlene Wayt made a motion to approve the corrected minutes which was seconded by Leslie Hillendahl. By a show of hands, the motion was approved.
- Treasurer's Report
 - End of Year Financials will be presented at the January General Meeting.
 - The Draft 2016 Budget will be presented at the January 2016 General Meeting.

Committee Reports

- Activities – Snow Fest was a success. It was suggested that Volunteer t-shirts may be considered for future events.
- Beautification – Flowers have been planted on the esplanades on Ella Boulevard and West T.C. Jester. The only lots backing West 11th Street that have overgrown foliage that are blocking the sidewalks are the FEMA lots.
- Block Captains – No report.
- Design Review Committee – No report.
- Deed Restriction Enforcement Committee – (Report via E-mail)
 - Following up on the licensed gun dealer issue, the Committee Chair was given the ATF contact information concerning questions about licensing.
- Environmental Affairs –
 - Lorraine Cherry and Darlene Wayt circulated their reports which are included as an attachment.
- Membership – The Chairman submitted the report which is attached.
- Neighborhood Security – The Committee has had preliminary meeting and has planned a follow up meeting on January 20th. Fundraising (\$66,000) has continued for an all year program. The current contract expires January 15, 2016.
 - A motion was made by Paige Ochterbeck that the Board authorizes up to a \$5,200 cash reserve to cover any shortfall in private security funding for the 30 day termination of the SEAL security contract. The motion was seconded by Leslie Hillendahl and approved by a show of hands.
 - An incident report by S.E.A.L is included as an attachment to these minutes.
- Timbergram – Jennifer reviewed her report which is attached.
- Timbergreeter – No Report

Board Meeting Minutes

Committee Reports Continued

- Web-Site – Up date in Timbergram.
- Yard of Month – Winners of the Holiday Light contest have been posted.

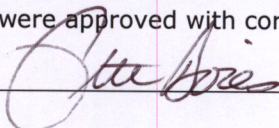
Old Business

- Guest Speakers – Darlene has suggested having HPD at the May 10th Meeting and the Board agreed to have Darlene book the speaker for this meeting.
- November 2016 Meeting – Darlene will verify if there is any conflict with Election Event.

New Business

- Next General Meeting is January 10th and Board Meeting January 26th.
- The Board reviewed the draft letter to HCFCD concerning the maintenance and disposition of the FEMA lots. The Secretary will make the corrections and forward the letter to the President, along with the attachments, for his signature.

Above meeting minutes, as prepared by Peter Davies, were to be submitted to the TMCC Board on January 26th, 2016, for review and were approved with corrections. .

Respectfully Submitted By: , TMCC Secretary

Attached Sign-In Sheet and Other Reports

Report for the December 29, 2015 Board Meeting
By Darlene Wayt

Jaycee Park Splash Pad – Per Houston Parks Board (HPB), rain prevented the surface repair work from beginning on 12-16-15 so HPB will follow up with the vendor the first week in January to get a time frame for the repairs.

Jaycee Park CIP

Per Lisa Johnson, the Parks Program Manager, work should begin around mid-January.

West 11th Street Sidewalks – Gary Bezemek, Harris County, and Jack Valinski, COH DON are both working to get the County to clear the sidewalks of overgrowth from the 6015 Woodbrook and 1030 Shelterwood FEMA lots.

2016 Guest Speakers

January 12, 2016 – Joseph Myers, PWE Senior Assistant Director, Construction Branch, will speak to us about the Bryce Chemical Station Rebuild.

- Scott Leichtenberg, President of Light Hill Partners, has been invited to the meeting.
- HPB has been informed of the meeting and any personnel interested have been invited to attend; Trent Rondot of HPB said he circulated the meeting info throughout HPB.
- Joseph Myers, our guest speaker, used to work for HPB.

March 8, 2016 – Michael Norvell, President of the TMNA, and Tommy Britt, Event Coordinator, will speak to us about the 2016 Fun Run. When we get closer to the March meeting, Michael, Tommy and Lorraine can decide if Lorraine should give a W. 11th Street Park update right after they finish speaking.

May 10, 2016 – HPD speaker, topic is Neighborhood Security

September 13, 2016 – HISD/Sinclair related meeting

November 8, 2016 – This is Election Day and it is a presidential election. Per Vernon Hegwood, Precinct 0204 Coordinator, it is unlikely Sinclair will be used for this election but he will not know for sure until September. 0204 votes at Lazybrook; 0902 votes at Resurrection; in recent years, Sinclair has only been used on Saturdays for run-offs. But, just in case we have to change our November meeting's venue.....

- Keep this date for the meeting and check with Sinclair's principal about using the library IF Harris County staff decides to use Sinclair's cafeteria for voting.
- Change the meeting date to November 15, 2016; see Article II, Section 5 of the By-Laws which says that to change a general meeting a majority of membership has to vote at a regular meeting.

TMCC January 12, 2016 General Meeting
Bryce Chemical Feed Station
Joseph Myers, PWE Senior Assistant Director Construction Branch

- 1) There **IS** a way to prevent any smell from escaping from the station. There is a pump station in the middle of River Oaks (on Sleepy Hollow) around \$10M - \$20M homes – and there is NEVER a smell coming from it. So it ABSOLUTELY is possible to prevent any and all smell. Why is this not done on 11th street? We may not live in multi-million dollar homes, BUT these are homes that we worked VERY HARD to buy, maintain, and retire in. We should NEVER have to smell sewage! This needs to be #1 on your list of priorities. Will it? What is going to be done to PREVENT ANY AND ALL SMELL?
- 2) Can someone give a brief explanation on what the improvements are?
- 3) Will the engineering permit set/plans be on site at all times during construction? Will construction crews be supervised by an engineer at all times during construction to ensure that actual construction is in accord with the COH permitted engineering plans?
- 4) What is the expected completion date for the Bryce Street Chemical Feed Station Repairs?
- 5) Is there an elevation or rendering that shows the completed site, including the silos?
- 6) What are the plans to coordinate with Houston Parks Board and mesh the trail head and other improvements, including parking, green spaces and landscaping?

Beautification/Landscaping of the site and the area

- 7) A private developer is building a luxury apartment complex next to Resurrection Church. Houston Parks Board has plans for a trail head park at Bryce & W. 11th Street in addition to Bayou Greenways 2020 project plans for White Oak Bayou. All this is going on in the same area. W. 11th Street Park is a block or two west of this area. Has there been any coordination between Light Hill Partners, Houston Parks Board and HPARD to ensure that this entire area is free of the stench coming from this feed station and that planned landscaping/beautification take place?
- 8) What's the possibility of coordinating beautification of the site with the COH Office of Cultural Affairs and the Houston Arts Alliance, especially the large, high silos?
- 9) Reference <http://minimurals.org/>. Friends of ours say they got their street electrical boxes painted via Arts Council with COH funding. Have you heard about this? Can we get Arts Council funding for a better looking Bryce St. Station? Not just paint the silos but have attractive murals? Turn something potentially unsightly into an artwork especially because of the parks (one existing and one planned) and the bayou in the area?
- 10) Is there an opportunity for the COH, the Developer and TMCC to partner in providing an improved appearance of the esplanade and surrounding areas near the CFS?
- 11) What are the PWE's current plans for beautification and landscaping of the site?

Environmental Affairs
Report for 12/29/2015 Board of Directors Meeting

1. West 11th Street Park:
 - a. Houston Parks Board was in the park to assess the trail condition preparatory to getting a formal bid for the planned trail improvement project scheduled for next spring.
 - b. While they were in the park, I also asked for an assessment of potential fixes for the low spot near the gardens on the southeast corner that floods with every rain. Fixes might include: addition of top soil or sand; installation of a French drain; installation of an underground rock reservoir. (This is what is used under the water fountain).
 - c. Plans for the second annual "Run the Grove" 5K fun run are moving forward. The event, which will begin and end at the ballfield in West 11th Street Park, is scheduled for April 23, 2016.
2. Southwaste Disposal: I ran into Rep. Sarah Davis at a TMNA photo op event. She remains concerned about Southwaste and ready to help.
3. Bryce Street Park: Nothing new since last month

TMCC Membership Report
As of 12/29/2015

2015 Membership Donations												
Income	Mail		Website/Square		Events		Meeting		Other/Prepaid		Total	
	Count	Amt	Count	Amt	Count	Amt	Count	Amt	Count	Amt	Count	Amt
Dues	495	19,515.00	154	7,260.00	3	120.00	36	1,440.00	61	-	749	28,335.00
Beautification	46	943.00	15	360.00	1	10.00	-	-	-	-	62	1,313.00
Deed Restriction / Legal	25	524.00	5	140.00	-	-	1	30.00	-	-	31	694.00
4th of July	1	500.00	-	-	-	-	-	-	-	-	1	500.00
Easter Egg Hunt	1	500.00	-	-	-	-	-	-	-	-	1	500.00
Snow Fest	-	-	-	-	-	-	1	3,000.00	-	-	1	3,000.00
Neighborhood Security	235	12,108.00	156	8,155.00	9	330.00	8	695.00	-	-	408	21,288.00
Rummage Sale	14	625.00	2	30.00	-	-	-	-	-	-	16	655.00
Timbergram Ads	11	3,570.00	21	3,905.00	-	-	-	-	-	-	32	7,475.00
Jaycee Park	9	2,805.00	5	325.00	2	39.00	-	-	-	-	16	3,169.00
Other	31	1,845.00	113	486.83	2	5.85	3	60.85	-	-	149	2,398.53
Fees	1	-	309	(569.14)	1	(0.85)	1	(0.85)	-	-	312	(570.84)
2015 Total	62%	\$ 42,935.00	29%	\$ 20,092.69	1%	\$ 504.00	8%	\$ 5,225.00	0%	\$ -	1,778	\$ 68,756.69

	<u>Amount</u>		<u># Homes</u>		<u>Avg. Pymt</u>		<u>2014 Avg.</u>	<u>2013 Avg.</u>
2015 Dues Budget	\$ 26,500		883		\$ 30.00			
Paid Homes	\$ 28,335	107%	749	85%	\$ 37.83		\$ 41.44	\$ 36.51
Remaining to Budget	<u>\$ (1,835)</u>		<u>134</u>					
To Meet # Homes Budget	\$ 4,030		134		\$ 30.00			
To Meet \$ Budget	\$ -		-		\$ -			

TMCC Membership Report
As of 12/29/2015

Membership Donation Statistics - Annual Comparisons

	Dues		Beautification		Legal / Deed		Neighborhood Security		Event Sponsorship &		Other / Fee	
	Count	Amt	Count	Amt	Count	Amt	Count	Amt	Count	Amt	Count	Amt
2015 Total	749	\$ 28,335	62	\$ 1,313	31	\$ 694	408	\$ 21,288	35	\$ 7,824	461	\$ 1,828
2014 Total	734	\$ 30,000	54	\$ 1,163	35	\$ 1,033	84	\$ 2,335	5	\$ 3,625	41	\$ 1,649
2013 Total	744	\$ 27,235	20	\$ 605	5	\$ 95	20	\$ 620	0	\$ -	93	\$ 2,750

Membership Donation Statistics - Section Comparison

Section	2015 Paid Homes		2014 Paid Homes		2013 Paid	2012 Paid	Total Homes
5	113	↑ 68%	101	61%	59%	50%	165
6	184	↑ 58%	177	56%	61%	47%	315
7	95	↓ 61%	96	62%	65%	52%	155
8	64	↓ 58%	69	62%	63%	44%	111
9	23	↓ 62%	25	68%	65%	57%	37
10	52	↑ 66%	48	61%	57%	47%	79
11	42	↑ 69%	37	61%	64%	52%	61
12	35	↑ 69%	33	65%	63%	61%	51
13	71	↑ 55%	70	55%	55%	41%	128
14	70	↓ 55%	78	61%	56%	41%	128
Total	749	↑ 61%	734	60%	61%	48%	1230

TMCC Membership Report
As of 12/29/2015

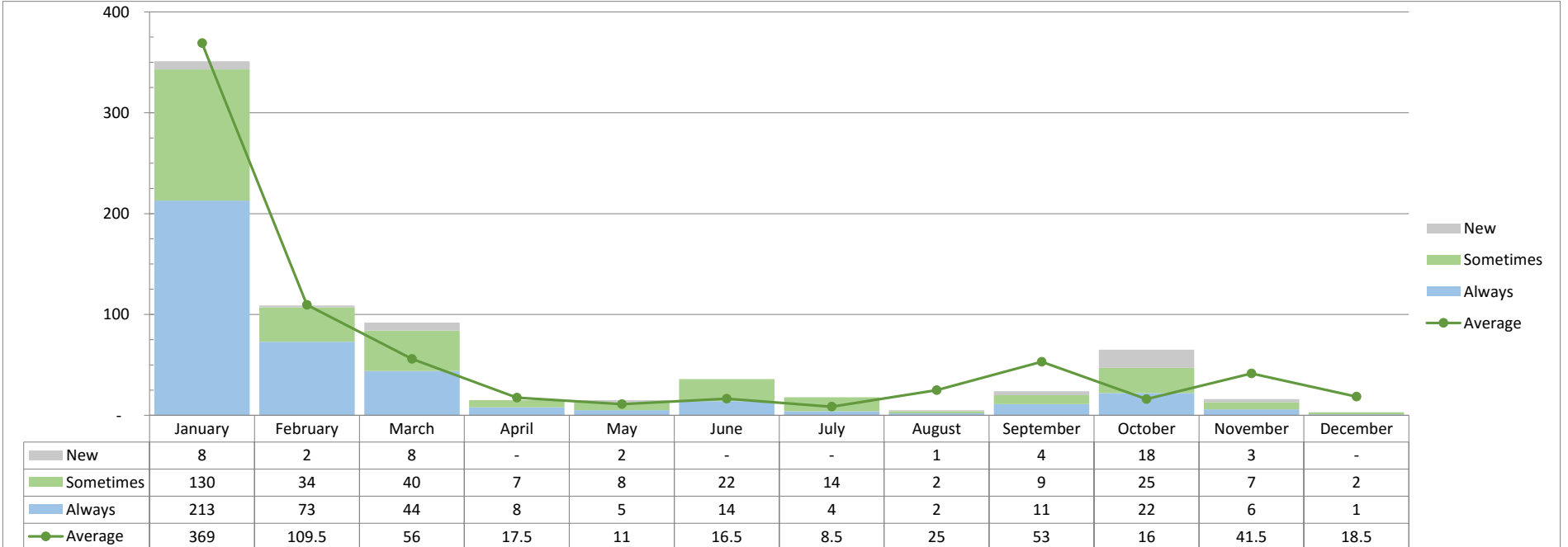
Membership Donation Statistics - Dues Annual Comparison

	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005
Dues Paid	28,335	30,000	27,235	21,150	23,720	23,970	24,580	25,110	23,910	24,750	26,230
Houses Paid	749	734	745	588	670	685	714	750	784	839	885
% Paid	61%	60%	61%	48%	54%	56%	58%	61%	64%	68%	72%

TMCC Meeting Attendance

January	45	30	24	-	-	-	-	-	-	-	-
March	87	40	36	-	-	-	-	-	-	-	-
May	35	47	21	-	-	-	-	-	-	-	-
September	28	56	35	-	-	-	-	-	-	-	-
November	55	53	20	-	-	-	-	-	-	-	-

Membership Statistics - Monthly Dues Payment Comparison



TMCC Membership Report
As of 12/29/2015

MLS Neighborhood Sale/Rent by Section and Quarter											
SALE											
Qtr \ Sec.	5	6	7	8	9	10	11	12	13	14	Total
1st	1	2	2	-	-	-	-	1	1	-	7
2nd	3	-	2	3	-	2	2	-	2	2	16
3rd	-	4	2	2	-	1	-	-	5	3	17
4th	-	4	2	1	1	2	1	-	1	3	15
Total	4	10	8	6	1	5	3	1	9	8	55
RENT											
Qtr \ Sec.	5	6	7	8	9	10	11	12	13	14	Total
1st	-	-	-	-	-	1	-	-	-	1	2
2nd	1	1	-	1	-	1	-	-	-	2	6
3rd	2	3	-	-	-	-	-	-	1	-	6
4th	1	1	-	-	-	-	-	-	-	1	3
Total	4	5	-	1	-	2	-	-	1	4	17