

Timbergrove Manor Civic Club (TMCC)
Board Meeting Minutes
February 26, 2018

Meeting Minutes

Meeting Called to Order 7:10 PM With Quorum Being Met Location: Rainbow Lodge

Officer's Reports

Secretary's Report - The Minutes were distributed and corrections were noted, including. A motion was made by Bill Morfey to approve the January 2019 minutes which was seconded by Cynthia Schwendeman. By a show of hands, the motion was approved.

Treasurer's Report – Jennifer Warren was not present; however, she sent the financial reports which are attached. The requested analysis of the CD options is still pending.

Budget – Bill Morfey made a motion to table the budget that was presented which was seconded by Leslie Hillendahl. Following a discussion, the motion the motion was approved.

Committee Reports

Activities – No report.

Beautification – The missing lettering has been reinstalled on the monument signs.

Block Captains – No report other than a block captain is still needed for the 6000 Block of Pineshade.

Deed Restriction Enforcement – No report. The President nominated William Morfey as a member of the committee. Leslie made a motion to approve the appointment which was seconded by Jennifer Vickers. By a show of hands, the motion was approved, with Bill abstaining from the vote. A letter will be sent to the builder/owner of the house, that has been under construction for over a year, at the southwest corner of Ella @ Lindyann.

Design Review Committee – No report. The Board reviewed the DRC's explanation of a ½ story and no further action is required.

- Environmental – A report was generated, which is attached, concerning follow up of previous drainage and traffic issues
- Bill reported on the last meeting of the TIRZ 12. They are in the process of restructuring their current debt, discussing possible acquisition of the Stanley Park by the HCFCD. There was also mention that the TIRZ is considering expanding their geographical boundaries to the northeast and west.
- West 11th Street Park and Jaycee Park – The TMNA does not plan on have the Run the Grove this year due to a lack of volunteers. The City has re-posted the sign requesting comments concerning the re-naming of the Park and is soliciting public input.

Membership – Laura has reported that she is working on ideas for improving membership participation rates. There was a motion by Cynthia to have Laura arrange a meeting to have the Treasurer coordinate with Membership and the Security Committees, to provide for reporting to other committees. The motion was seconded by Peter Davies and was approved by a show of hands.

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Neighborhood Security – Jennifer reported that the donation levels are back to the 2018 participation levels. Cynthia is working on getting the VIN etching rescheduled.

Programs – The General Meeting will be March 19th at Sinclair Elementary at 6:00 PM for pizza and 6:30 PM to begin the meeting.

Timbergram – Jennifer Vickers reported that the March edition is progressing and additional volunteers are needed for distribution.

Timbergreeter – The committee is working on the backlog of distributing packages to new residents.

Website – Jennifer Vickers has been working on solutions for the previously identified issues and getting a volunteer to oversee the website.

Yard of the Month – Leslie has requested an updated membership list in order for her to be able to award Yard of the Month based on payment of TMCC dues.

Old Business – No old business.

New Business – No new business.

Next Board Meeting is scheduled for March 26th at Rainbow Lodge.

Meeting adjourned 8:50 PM.

These FINAL Board Meeting Minutes were prepared by Peter Davies, TMCC Secretary, and placed on the website for review and comment.

Peter Davies, TMCC Secretary *P. Davies*

Timbergrove Manor Civic Club
Profit and Loss
January 2019

	Total
Income	
Club Dues	\$ 12,406.21
Donations	
Jaycee Park Donations	\$ 1,225.00
Online Processing Fee Donations	\$ 211.28
Other Donations	\$ 6,050.00
West 11th Street Park Donations	\$ 1,175.00
Total Donations	\$ 8,661.28
Interest Income	\$ 134.04
Neighborhood Security Income	
Private Security Subscribers	\$ 32,874.00
Security Fund Donations	\$ 2,920.00
Total Neighborhood Security Income	\$ 35,794.00
Timbergram Advertising Income	\$ 700.00
Total Income	\$ 57,695.53
Gross Profit	\$ 57,695.53
Expenses	
Bank Charges	\$ 23.50
Beautification	\$ 1,390.00
Insurance	\$ 1,488.00
Office/Postage	\$ 82.14
Professional Services	\$ 202.40
Snow Fest	\$ 1,709.01
Web Site	
Online Payment Processing Fees	\$ 525.89
Total Web Site	\$ 525.89
Total Expenses	\$ 5,420.94
Net Operating Income	\$ 52,274.59
Net Income	\$ 52,274.59

Timbergrove Manor Civic Club
Profit and Loss
January -February 16, 2019

	Total
Income	
Club Dues	\$ 15,166.21
Donations	
Jaycee Park Donations	\$ 1,400.00
Online Processing Fee Donations	\$ 270.94
Other Donations	\$ 6,305.00
West 11th Street Park Donations	\$ 1,510.00
Total Donations	\$ 9,485.94
Interest Income	\$ 134.04
Neighborhood Security Income	
Private Security Subscribers	\$ 40,274.00
Security Fund Donations	\$ 3,500.00
Total Neighborhood Security Income	\$ 43,774.00
Timbergram Advertising Income	\$ 1,370.00
Total Income	\$ 69,930.19
Gross Profit	\$ 69,930.19
Expenses	
Bank Charges	\$ 23.50
Beautification	\$ 1,920.00
Insurance	\$ 1,488.00
Neighborhood Security	\$ 4,650.00
Office/Postage	\$ 82.14
Professional Services	\$ 202.40
Snow Fest	\$ 1,709.01
Web Site	
Online Payment Processing Fees	\$ 652.02
Total Web Site	\$ 652.02
Total Expenses	\$ 10,727.07
Net Operating Income	\$ 59,203.12
Net Income	\$ 59,203.12

Timbergrove Manor Civic Club

Balance Sheet

As of February 25, 2019

ASSETS

Current Assets

Bank Accounts

Independent Bank CD 1153 -

Independent Bank CD 1154 -

Independent Bank Checking 209,299.65

Total Bank Accounts 209,299.65

Other Current Assets

Undeposited Funds -

Total Other Current Assets -

Total Current Assets 209,299.65

TOTAL ASSETS 209,299.65

LIABILITIES AND EQUITY

Liabilities

Total Liabilities

Equity

Opening Balance Equity 62,608.80

Retained Earnings 87,487.73

Net Income 59,203.12

Total Equity 209,299.65

TOTAL LIABILITIES AND EQUITY 209,299.65

TMCC Proposed 2019 Budget



PLANNED EXPENSES	YEAR
BEAUTIFICATION	
Sprinkler Maintenance	\$4,500.00
Landscaping	\$4,800.00
Tree Trimming	\$3,600.00
Misc Expenses	\$2,100.00
Subtotal	\$15,000.00

OPERATING EXPENSES	
Quickbooks Essentials - Annual Subscription	\$420.00
Bookkeeper - Accounting and Quickbook Maintenance	\$1,500.00
Security	\$74,000.00
Web Site Expenses	\$900.00
Online Payment Fees	\$1,440.00
Timbergram	\$2,500.00
Deed Restriction Enforcement	\$900.00
Insurance	\$850.00
Storage Unit	\$540.00
Postage/Office Expenses	\$2,400.00
General Meeting Expenses	\$450.00
Membership Activities	\$1,000.00
Misc Expenses	\$2,400.00
Subtotal	\$89,300.00

COMMUNITY INVOLVEMENT	
11th Street Park Donation	\$2,500.00
Jaycee Park Donation	\$2,500.00
Sinclair Support	\$2,500.00
Subtotal	\$7,500.00

ACTIVITIES	
Easter Egg Hunt	\$1,100.00
4th of July	\$500.00
Snow Fest	\$5,500.00
Volunteer Dinner	\$1,500.00
Subtotal	\$8,600.00

TOTAL PLANNED EXPENSES	
Monthly Planned Expenses	\$120,400.00
TOTAL Planned Expenses	

Environmental Committee Report

We called Traci Elsner with Council Member Cohen's Office concerning the Storm Sewer Trunkline Inspections, Drainage Study and Bryce Chemical Feed Station Odors. She said that she would contact the COH PWE Department and provide us with an update of the projects.

- **CCTV Inspection of Trunk Lines** – It was our understanding from a previous meeting with the Mayor, Council Member Cohen and PWE Officials that the major trunk lines on West 11th Street, Droxford and West 18th Street would be inspected for blockages, debris and other issues that may impede the flow of water to the outfalls that are located in White Oak Bayou (HCFCD Unit E-100).
- **Drainage Study of Area Bounded by Hempstead Hwy, West 18th Street, White Oak Bayou and HCFCD Unit E-103** – It was our understanding that the COH PWE would hire a Consulting Engineer to study the drainage patterns in the area, based on current and future development and report back to the COH PWE and residents, when the study is completed.
- **Bryce Street Chemical Feed Station** – There have been on going reports about fetid odor emanating from the Bryce Chemical Feed Station, although odor scrubbers have been installed. The neighboring residents want information concerning the reported monitoring of Hydrogen Sulfide gas (the rotten egg smell) and what improvements have been made other than to redirect the odor stream to a higher stack in hopes of dissipating the noxious fumes.

CIP Planning Study for 2019 – Currently there are no plans for any major reconstruction or drainage improvements within the Timbergrove/Lazybrook area. It was our understanding that the COH PWE would consider projects, including intersection improvements of the existing four way stop at West 18th Street and East T.C. Jester; and improvements along West 18th and 19th streets. There is a public meeting for the 2019 CIP Thursday March 28, at the Metropolitan Multiservice Center, 1475 West Gray, Houston Texas 770019 from 6:30 to 8:00 PM

Minimax Developments– 10+ additional acres are being developed for both residential and multi family use. There is great concern that there has no provision for increased storm water runoff from the area and that due to TxDOT's work on US 290, that traffic for these developments would be routed via Salford Street. Bill Morfey, Past President, has volunteered to work with other residents concerning this issue and the proposal to close Salford Street to through traffic.

Other Developments in the Area – There has been no update on the platting or development of Palasades Park, Section 3 or Stanley Park adjacent to Section 5



Public Works and Engineering Capital Improvement Plan Project Viewer

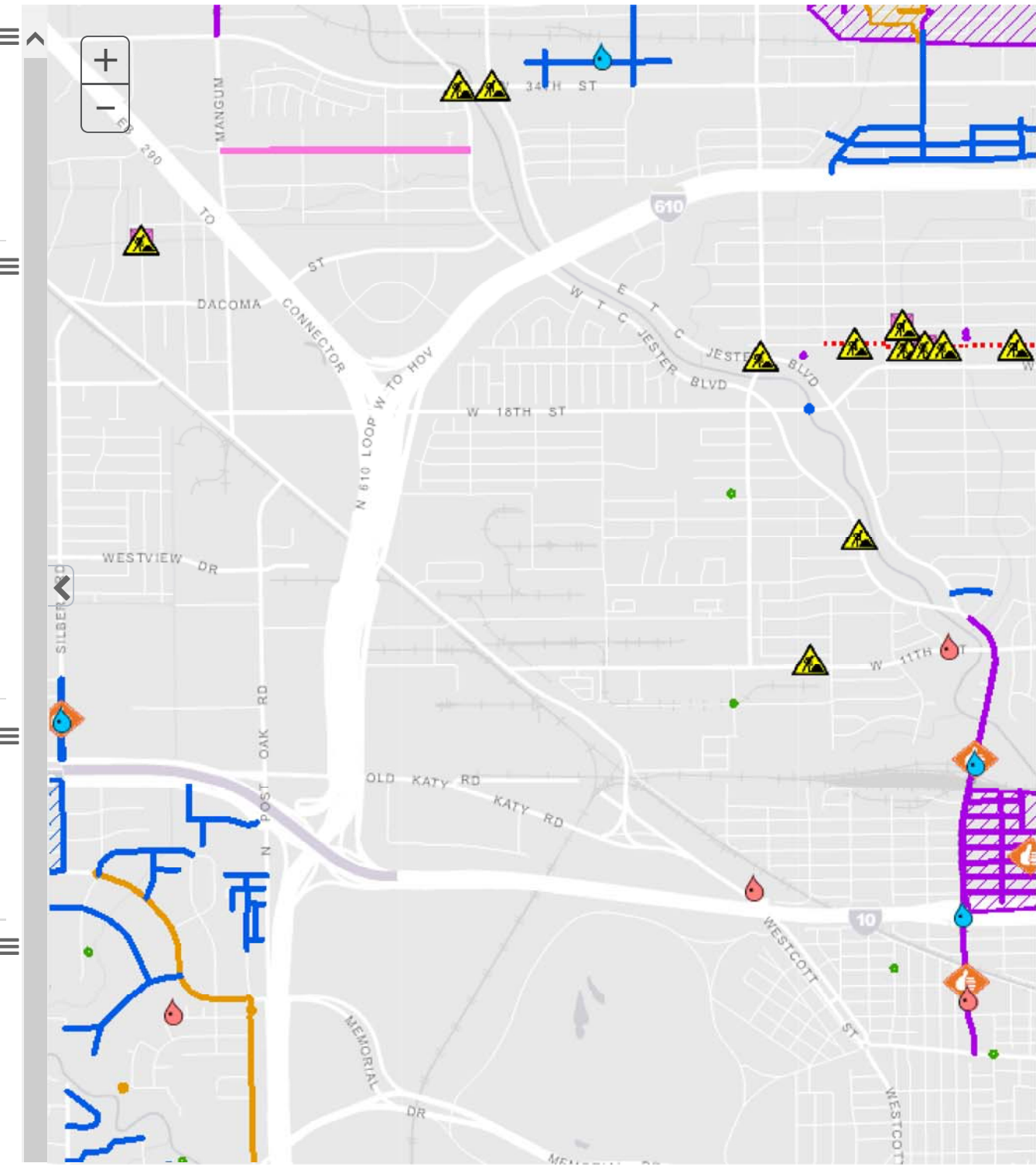
City of Houston - Public Works and Engineering Department

- CIP Proposed Projects (2016-2022)
 - All Projects - Quick Look
 - Water
 - Wastewater
 - Street
 - Drainage

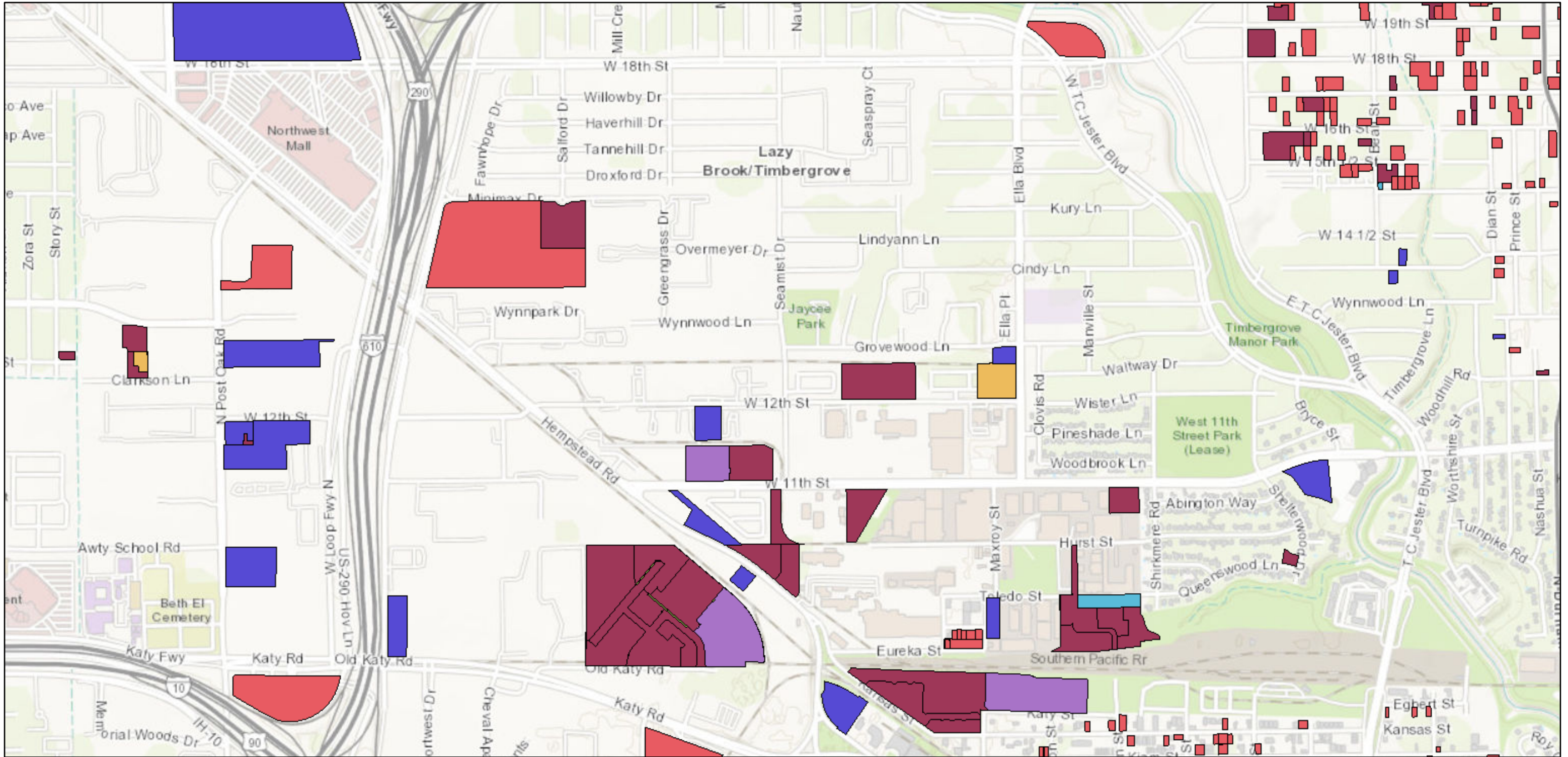
- Rehabilitation Improvements
 - All Rehabilitation - Quick Look
 - Traffic Signal Rehab/Replacement
 - Bridge Replacement
 - Sidewalk
 - Local Asphalt Street Overlay
 - Intersection Rehab
 - Local Drainage Project
 - SWAT Program Areas
 - Major/Collector Asphalt Street Overlay
 - Major/Collector Concrete Street Multiple Panel Replacment

- ReBuild Houston Planning (CIP+5 and Future)
 - Project Phases (Unfunded, Unscheduled)
 - Inventory of Candidate Projects (CIP +5)
 - Need Area

- Reference layers
 - Keymap Grids
 - Complete Communities
 - Zip Codes
 - Super Neighborhoods

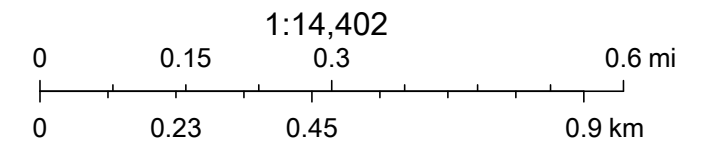


ArcGIS Web Map



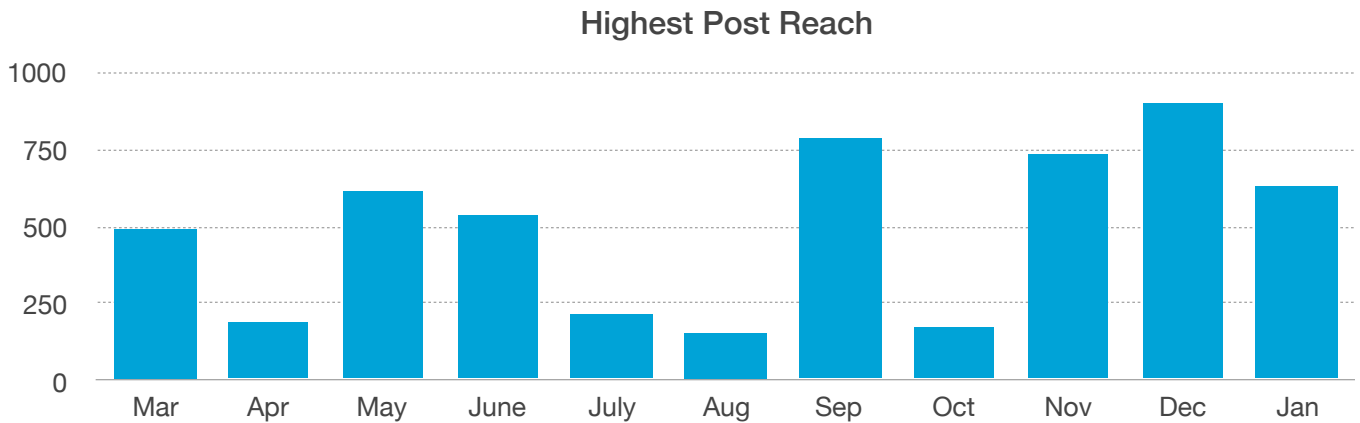
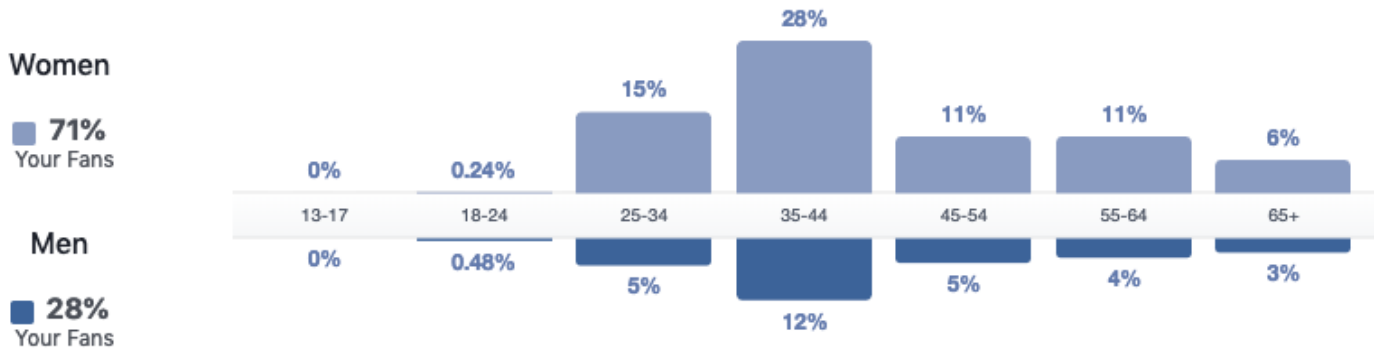
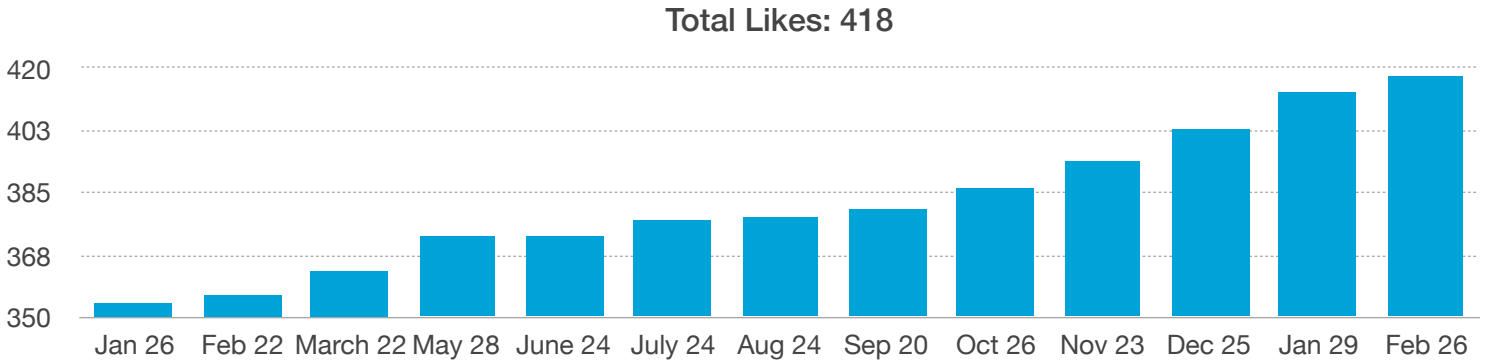
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|------------------------|---|--|--|---|
| — Final Property Lines | Application Type | ■ C2R | ■ C3R | — Property Lines |
| — Final Easements | ■ Other | ■ C3F | ■ GP | — ROW |
| — Final ROW | ■ C1 | ■ C3N | ■ SP | Labels |
| | ■ C2 | ■ C3P | — Easements | ■ City of Houston ETJ |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User

Facebook Page Update



December's highest reaching post was about Snowfest and January's highest reaching post was about Sinclair updates.

Annual Timbergram Editorial Calendar

Distribution	Ad Commitment	Ad Artwork	Article Copy
January	December 5	December 10	December 15
March	February 5	February 10	February 15
May	April 5	April 10	April 15
July	June 5	June 10	June 15
September	August 5	August 10	August 15
November	October 5	October 10	October 15

Monthly Content

January

Membership Solicitation
 Winter Festival in Review
 Holiday Decorating Contest Winners
 Election Results

March

Easter Egg Hunt Announcement

May

Easter Egg Hunt In Review
 Ice Cream Social Save the Date

July

Independence Day Ice Cream Social
 Announcement

September

Independence Day Ice Cream Social in
 Review
 Volunteer Dinner Announcement
 National Night Out Announcement

November

Winter Festival Announcement
 Holiday Decorating Contest Announcement
 General Elections Announcements and
 Candidate Info
 Volunteer Dinner in Review
 National Night Out in Review

In Every Edition

Meeting and Speaker Announcement
 (not included in July editions as no meeting)
 West 11th Street Park Update
 Jaycee Park Update
 Director & Committee Contact Info
 Solid Waste Collection Schedule
 Traces of Timbergrove*
 Yard of the Month

Excellent Eats*
 Crime Report
 Naturally Good Recipes*
 Meeting Minutes Online reminder*
 Membership Form*
 Website Updates
 Design review Committee Updates
 Timberkids Greetings*

Past editions of the Timbergram and current media kit are available online at bit.ly/TMCCNews

*select editions as space allows and/or submissions are received