

May 14, 2109

TMCC General Membership Meeting

Meeting Called to Order 6:30 PM

Guest Speakers:

Representatives from the Harris County Appraisal District (HCAD) covered the process of notification where the Appraisal District mails out the opinion of the value of the residence with the deadline to protest this value. The speaker covered what information is available on the website and the information available to residents.

An appraiser spoke concerning the objective to fairly appraise all properties as of January 1st and the critical deadlines during the year. The appraisals are figured on market value, but there are a number of exemptions that adjust this amount, but need to be applied for.

Protests can be handled via e-mail, requesting an informal hearing or a formal hearing. Among the documents that are considered by appraisers as current sales, pictures of the property as on January 1st and estimates of repairs. All documentation should be submitted fourteen (14) days prior to the hearing.

Last Date for Pending Appraisals – There is no deadline and homes in the Timbergrove area are delayed due to the amount of flood damage in area.

How Does HCAD Collect Sales Data? – The speaker responded that they rely on questionnaires, closing statement and purchasing data.

ARB Hearings – A member mentioned that the members of the ARB do not appear to represent the home owner and buying community. The speaker recognized the issue and there are no plans to change this in the future.

Transition of Timbergrove and Appraisals – A member questioned how this trend is impacting older neighbors. The speaker recognized the trend and replied that the valuation of these homes are predicated by the market values.

Electronic Filing and Notice System vs. Informal Appraisal Review Board – A member asked the speaker the difference between the hearings and the informal hearing. The speaker covered the differences and encouraged residents to visit the HCAD website and review their

Speakers concluded at 7:30 PM Meeting called to order at 7:35 PM.

Officer's Reports

Secretary's Report for March 19, 2019 – The Secretary reviewed the DRAFT report including the corrections that were noted by the members. Jennifer Vickers made a motion to approve the corrected Meeting Minutes which was seconded by Jennifer Wilson and approved by a show of hands.

Treasurer's Report – Jennifer Wilson reviewed the attached Financial Reports (April 1 to May 14, 2019) for review and consideration. A motion was made by Ed Ruhnke to approve the report which was seconded.

Committee Reports

Activities – TMCC has a new Activities Director with the first event being the 4th of July Ice Cream social to be held at Jaycee Park.

Beautification – No report.

Block Captains- Block Captains are still needed.

Deed Restriction Enforcement – Miles Sasser reviewed the article in the Timbergram concerning political signs. There is a State Law that preempts Deed Restrictions concerning political signs, but it stipulates a ninety (90) day period for display and ten (10) days to remove the signs.

There was a question concerning the process when a resident believes there are Deed Restriction violations. TMCC will investigate complaints to determine if they violate TMCC Deed Restrictions and encourage members to report conditions to the COH using the 3-1-1 application.

Design Review Committee – There have been three (3) recent submissions with approvals in the recent month.

Environmental Committee – The following items were discussed

Bryce Street Odors – Odors are still being reported. Residents should call 3-1-1 to report including their location.

Section 5 Sewer Blockage – The COH PWE is still doing by pass pumping due to a blocked gravity line at the intersection of West 11th Street and Shirkmere.

West 11th Street Park – Renaming effort is still pending.

Committee Reports Continued

Membership – Laura Bradham reviewed the recent push for additional members and a new contest to attract new members which was covered in the recent edition of the Timbergram.

Neighborhood Security – Jennifer Vickers reviewed her report and indicated that donation levels have improved, but donation levels are still lagging. Patrols will continue as they are effective. Coordination between Membership and this committee to make new residents aware of the security service.

Programs – No report.

Timbergram- The recent edition has been distributed by volunteers and the Editor is busy working on articles for the July Edition. Jennifer Vickers also covered the improvements to the existing website and requesting articles

Timbergreeters – No report.

Yard of the Month – Jennifer Wilson encouraged neighbors to pay their dues and nominate houses on their block via the website.

Old Business - None

New Business - None

Next Meeting – September 10th. A motion was made to adjourn the meeting at 8:05 PM.

These FINAL Meeting Minutes were prepared by Peter Davies and posted on the TMCC website for review and comment.

Peter Davies, TMCC Secretary

P. Davies
