

# SHARPSTOWN CIVIC ASSOCIATION

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TO: THE BOARD OF DIRECTORS OF THE SHARPSTOWN CIVIC ASSOCIATION AND TO ALL OTHER INTERESTED PERSONS

A virtual regular meeting of the Board of Directors of the Sharpstown Civic Association was held on **Monday, December 14, 2020** via Skype.

## Minutes

6:30 P.M. – ROLL CALL Quorum was met.

Absent: Heather Handley.

Present: Directors Dale Davidson, Almena Downey, Charmaine Leblanc, John Lorenz, Pat Menville, Kate Washmon, Byrom Wehner and Matt Wine. Matthew Cowan, Donna Fain and Elizabeth Schooler joined the meeting in progress.

Also present were 2021 Directors-elect Casey Cummings and Jason Davalos.

Others Present: None

- Director Matt Wine, President, called the meeting to order at 6:34 p.m.
- Receive Appeals Relating to Deed Restriction Violations and/or Architectural Control Issues: NONE
- PUBLIC COMMENTS: NONE.
- MINUTES: Matt Wine presented minutes of the November meeting that were previously distributed to Directors for their review. Dale Davidson made a motion that the November minutes be approved; John Lorenz seconded the motion, and it passed.
- On December 1, 2020 Matt Wine conducted an electronic poll, making a motion that Casey Cummings be appointed to the Board of Directors for 2021. Pat Menville seconded the motion, and 9 Directors responded and voted in the affirmative.
- COMMITTEE REPORTS:
  - Matt Wine welcomed Jason Davalos and Casey Cummings to the Board. He also reminded all Directors that their 2021 Membership Dues must be paid by January 2, 2021.
  - Matt Wine presented a recap of the November general meeting. The turnout was considered good in light of pandemic concerns and limitations. 60 boxed meals were purchased from BB's Café, and surplus meals were provided to HPD and SEAL.

- The 2021 Board Workshop will be held January 9, 2021 from 8:30 a.m. to 12 p.m. at a location to be announced by January 1.
- Matt Wine and Charmaine LeBlanc told Directors that volunteers from the SCA Board and District J gathered at the home of elderly neighbors to assist in a partial clean-out of their garage prior to junk waste collection day. Charmaine also arranged for District J and Solid Waste Management to collect previously placed tree waste that was missed during area pickup.
- Pat Menville and Charmaine LeBlanc reported that the final SCAN of the year will be in mailboxes this week. Deadline for items in the January/February SCAN is December 31. That issue will focus on the DR update.
- Matt Wine and Charmaine LeBlanc presented the November Safety & Security Report; a copy will be emailed to all Directors. Reported crime remains at a very low level in the community, and is actually down 28% from last year. Charmaine LeBlanc told the Board that the HPD overtime contract for enforcement continues to produce strong results with multiple warnings and citations issued.

The District J Patrol website was launched December 14 with a press conference at City Hall covered by Channels 2 and 45. Matt Wine thanked Charmaine LeBlanc for her work creating the website and reporting portal for the Patrol.

Matt Wine reported on the Little Free Libraries set up at the Midwest and South Gessner command centers, and encouraged everyone to consider donation of books, especially children's books.

Matt Wine reported that HPD will conduct their annual holiday event December 18 as a drive-thru providing food and toys to 60 families. Additional toy donations are needed.

- **BUDGET COMMITTEE** The November financial report was sent to all directors for their review. Charmaine LeBlanc told directors that expenses were down significantly so the overall financial picture remains stable. Pat Menville informed directors that more than \$9,000 has been collected since October 2019 through the billing of legal fees due the SCA.

Directors were reminded to provide feedback for development of the 2021 budget.

- **MEMBERSHIP COMMITTEE** Charmaine LeBlanc reported that 2021 Membership mailings arrived this past week, featuring the 2021 yellow logo color. Directors discussed the cost of sending a calendar magnet to members or to all Sharpstown homes. After discussion, John Lorenz made a motion that \$1,500 be authorized to cover the cost of mailing to all homes; Almena Down seconded the motion and it passed.

Pat Menville told directors that neighbor Tony Tuckwiller inquired about resuming the merchant discount program and/or a discounted fee for architectural change requests as membership incentives. Director agree that this will be discussed for the 2022 membership campaign.

- NEW BUSINESS

- Dale Davidson presented updates on various Capital Improvement Projects in the area:

- Excavation of the Club Creek detention basin has begun. It is hoped that the park area of this project may reduce the usage burden on Crain Park.
- Plans are being drawn up for the Centerpoint Trail. TIRZ 20 and HPARD would like neighborhood input.
- No progress has been made on redevelopment of PlazAmericas Mall.
- The Harwin Access Management is temporarily stalled as property acquisition negotiations continue.
- Decorative lights at key Bellaire intersections have been activated. Activation of the light at Bellaire and Fondren is delayed pending power service at the site.
- Intersection improvements at Harwin and Hillcroft will start in 2021.
- Panel replacement along Corporate Drive will commence soon.
- Projects to improve vehicle and pedestrian safety along Hillcroft between Highway 59 and Bellaire are planned.
- Bonham Park is being monitored to ensure that previous work there thrives.

- Elizabeth Schooler reported on the Santa in Sharpstown event happening at PlazAmericas on December 24. Children will receive goody bags and have their photo taken with Santa. Safety protocols will be observed. The project has received support from Southwest Management District and Councilmember Edward Pollard. Pat Menville made a motion that the SCA contribute \$200 to the event; Charmaine LeBlanc seconded the motion and it passed.

- OLD BUSINESS

- Dale Davidson asked directors to select the area where they wished to judge Christmas lights:

- Jason Davalos, Country Club Estates East and West
- Charmaine LeBlanc and Casey Cummings, Country Club Terraces 1 and 2
- Donna Fain, Country Club Terrace 3
- Elizabeth Schooler, Section 1
- Pat Menville, Section 3
- Matt Wine, Section 2
- Elizabeth Schooler and Dale Davidson, Section 5

Judges are to select 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place winners, and an Honorable Mention Block. Judging will take place this week and results should be sent to Dale Davidson by December 21.

- Directors reviewed and discussed a draft policy related to rental property in Sharpstown, in light of Texas Supreme Court rulings that have impacted enforcement against short-term rentals such as Airbnb. After discussion, it was agreed that Matt Wine would send a red-line version to all directors incorporating input from the Board.
- EXECUTIVE SESSION The Board entered into executive session at 8:17 p.m. to discuss legal matters.

The Board returned to regular session at 8:37 p.m.

- Elizabeth Schooler made a motion that Items 1, 2, 4, and 5 be turned over to the attorneys for enforcement; Almena Downey seconded the motion and it passed.
- Dale Davidson made a motion that Item 3 be turn over to the attorneys for enforcement if the violation recurs; Elizabeth Schooler seconded the motion and it passed.

Matt Wine thanked all directors for their attendance and their service to Sharpstown.

ADJOURNMENT: 8:46 p.m.

Submitted by Pat Menville