

Minutes
Willow Meadows Civic Club General Meeting
Tuesday, September 8, 2015, 7:00 PM, Willow Meadows Baptist Church

Call to Order: President Steven Paletz called the meeting to order at 7:00 PM.

Reading of the Minutes: Secretary Howard Lindsay
Howard read aloud the Minutes of the June 9, 2015 General Meeting. Motion to approve as read was made by Stephen Polnaszek, seconded by Bill Brill; motion passed.

Treasurer's Report: Heather Deiss, Treasurer
Heather reviewed the Treasurer's Report that was printed in the September *WM News*. The civic club has changed some of its accounting procedures regarding donations to the Security Fund. These funds are now in a separate bank account and are reported as revenue on the income statement. They are carried over from year to year. Our current dues income is 94%; 152% of the budgeted amount of past due accounts has been paid thanks to aggressive collections efforts. As for the Budget, the Board is seeking approval for a \$25 dues increase, bringing the non-discounted civic club dues to \$300 per year beginning in 2016. The additional funds are needed to pay for legal fees to pursue lawsuits, give patrol officers a \$1/hour pay increase, and pay for the work of our accounting firm, the amount of which is still being negotiated.

Comments by Special Guests:
Bill Frazer introduced himself as running for City of Houston Controller. Dr. Ann McCoy introduced herself as running for HISD School Board Trustee, District 4.

Standing Committee Reports

Website Committee: Erich Wolz, Chairman
Not present; no report.

Security Committee: Stephan Polnaszek, Chairman
Lieutenant Mike Barrow said that crime during June and July was not too bad, except for Burglary of Motor Vehicles. Many residents do not lock their cars at night and leave valuables that can be seen through the windows. Burglaries of Habitations are, unfortunately, increasing. Lt. Barrow urged residents to have mini-security meetings to become organized regarding watching each others' homes for criminal activity. Those with burglar alarms should give their alarm company the phone number of WM Security so they can be the first to respond. HPD often takes half an hour to arrive.
Regarding speeding through our school zones, Holly Davies said that we can report problems to a Houston Police Department website. They will step up enforcement. Holly is organizing a group of residents to help the elderly who may be home-bound

or occasionally need special assistance from their neighbors. She will have a table to recruit volunteers at the Picnic.

Newsletter Committee: Howard Lindsay, Chairman

Present; no report.

Maintenance and Beautification: Cindy Mora, Chairman

Not present; no report.

Deed Restrictions Enforcement: Tina Myers, Chairman

Not present, but sent word that the civic club intends to hire someone to drive around the subdivision to report on deed restriction violations. This part-time job would be appropriate for a high-school senior. The North Section still looks bad from flooding and construction but Tina urged those residents to try to maintain their landscaping and secure debris removal.

Architectural Control: Jeff Peters, Chairman

Not present, but Jeff has several home remodeling jobs seeking approval. A new home on Cliffwood has been approved. One on Meyerwood is under review. A replat on Woodvalley was denied, and a replat on Cliffwood is under review.

Steven Paletz asked for approval of the Standing Committee reports. Holly moved to approve the reports and Bill Brill seconded. The motion passed.

Special Committee Reports: None

Unfinished Business: Steven Paletz said that he has an appointment with City Councilmember Ellen Cohen to “walk” the neighborhood’s North Section so she can appreciate how much work remains to be done. The repairs are about 40% complete and overall job performance by the City’s contractors has been poor. Steven encouraged residents to report construction-related problems to him personally.

New Business:

Jim Schroeder handed out two proposed By-Laws amendments to be voted on at the December 2015 meeting. The Board has suggested dropping Article III, Section 3, Deferred Assessments. In the past, some homeowners would defer their assessments for so long that the Statute of Limitations made them legally uncollectable.

The Board also proposed eliminating Article III, Section 6, Late Fees. Jim explained that the late fees have not increased payment of dues on time and have become an operational problem for the Treasurer and our accounting firm. Jim said that it’s more effective to politely, but firmly, send out collection letters.

Steven Paletz said that the civic club intends to look into using electronic ballots in 2016. This would make voting to change by-laws easier.

The President called for nominations to the WM Board of Directors since several current Board members are not seeking reelection. The deadline to file to become a nominee is September 18.

Sense of the Assembly: One resident said that if anyone has received a Letter of Substantial Damages from the flooding, respond immediately. In his case, he got the letter even though he was not flooded, which can cause problems if the letter is ignored.

There was some discussion of trimming trees, but the issue is complicated by whether the tree is on private property, in the City right-of-way, on Centerpoint's easement, or is the responsibility of the civic club. Contact Cindy Mora, Chair of Maintenance of Beautification.

Adjournment: Motion to adjourn made by Robert Garza and seconded by Holly Davies. Motion passed and meeting was adjourned at 9:15 PM until next general meeting on Tuesday, December 8, 2015.

Respectfully submitted,

Howard Lindsay
WMCC 2015 Secretary