

Minutes

Willow Meadows Civic Club General Meeting

Tuesday, June 13, 2017, 7:00 p.m., Willow Meadows Baptist Church

Call to Order: President Laura Paletz called the meeting to order at 7:05 p.m.

Reading of the Minutes: Secretary Howard Lindsay read aloud the Minutes of the March 14 General Meeting.

The evening's speaker was Harris County Judge Ed Emmett. He explained that although most people don't know what the county does, it is in fact the third largest in the country. He serves with four commissioners. In Texas, the County Judge is the emergency coordinator. The Harris County Office of Homeland Security and Emergency Management is the best in the United States. He encouraged residents to tour the facility.

The County is funded almost entirely by property taxes, most of which goes to the public school districts. Harris County offers a 20% homestead exemption and makes \$160,000 of home value exempt from taxation for the disabled and those over 65. The exemption applies to taxes levied by Harris County, the Harris County Hospital District, Harris County Flood Control District, and the Port of Houston Authority.

The major Harris County departments are the NRG Stadium (Sports and Convention Corporation), the Astrodome, the County Jail (the largest provider of mental health services in the country), the Institute of Forensic Sciences, Harris Health, the Toll Road Authority, the County Housing Authority, Criminal Justice Coordinating Council, the Port of Houston, Constables and Sheriff's Offices, Fire Marshall, Civil and Criminal Courts, and the Flood Control District. As for when the toll roads will be paid off, Judge Emmett said, "Never. They were not designed to be paid off. Fees are used both to build and maintain the roads and for other expenses." Regarding the future of the Astrodome, the building is paid off and costs \$200,000 per year to maintain. The County is hoping to raise the floor (which is 30 feet below ground) and make the bottom two floors a parking lot. The new floor, nine acres, will be used for public events, especially for activities of the Houston Rodeo.

Treasurer's Report: Heather Deiss reported that April YTD current year dues of \$158,800 (78% of budget) and \$12,277 of prior year collections have been received. Volume of title company requests has increased yielding \$2,000 of transfer/refinance fee income. Generous donations have been received for the security holiday fund (\$11,681) and general security donations (\$20,237) resulting in a total available reserve fund of \$29,010. Bills and expenses are on track. Net income is \$116,967 and \$85,052 excluding donations. Total cash balance is \$371,030.

Standing Committee Reports

Website Committee: Not present, no report.

Security Committee: Lt. Mike Barrow reported that criminal activity since the last general meeting has been very light. HPD Senior Officer Deyna Carabajal, working for Willow Meadows Security Patrol, discovered that a home on Willowisp, which has been vacant for some time, was being used by two homeless men. The men were arrested for criminal trespass but have already bonded out. One threw a threatening note on a neighbor's porch, the content being mainly aimed at the Security Patrol. Security Chair Stephen Polnaszek said that the home came out of foreclosure and was resold on the same day to a "flipper." Fortunately, the flipper's crew is hard at work remodeling the home for sale. The house has been secured against repeat visits from the vagrants, and WM Security is on the lookout for the two men should they return.

Lt. Barrow reminded residents that after each hard thunderstorm, especially with hail, fraudulent roofers descend on the neighborhood looking for victims. Before you sign a roofing contract, research the company's past. They should be bonded, insured, and have references.

Newsletter Committee: Howard Lindsay said that the June issue of *Willow Meadows News* has been printed and distributed.

Maintenance and Beautification: Co-Chairman Bill Cook said that the civic club's lawn crews are doing weekly maintenance now that it is growing season. They are picking up a lot of trash on West Belfort. Abandoned shopping carts remain a problem, mostly owned by Wal-Mart. Bill said he has requested bids on the last two esplanades before West Belfort. He intends to landscape the esplanade nearest S. Post Oak to discourage panhandling.

Bill asked residents not to post "bandit signs" on poles, such as those searching for lost cats and dogs. The signs are unsightly and are mostly not removed after Fido and Fifi are located. He recommended using *Nextdoor.com* for such postings.

Deed Restrictions Enforcement: Tina Myers reminded residents that if they would like to make a complaint regarding a deed restriction violation that they do so online or use the form and mail it in so she has documentation.

Laura explained that general meetings are not the forum to discuss individual violations and anyone who has a concern regarding a deed restriction violation should contact Tina.

Architectural Control Committee: Chair Jeff Peters said he has received seven plans to elevate previously flooded homes. One home is asking approval for an addition.

Special Committee Reports: None

Unfinished Business: President Laura Mitzner said that construction in the North Section should be completed by the end of the month. Stephen Polnaszek later explained that the entire southbound lane of Greenwillow Drive between Breakwood Drive and the Interstate 610 frontage road will be shut down for two weeks.

The civic club is still in need of a volunteer to assume leadership of a 2017 community picnic. The event was cancelled last year due to a lack of volunteer and may be again. Contact Laura if you are interested.

Adjournment: The meeting was adjourned at 8:20.

Respectfully submitted,

Howard Lindsay
WMCC 2017 Secretary