**Board meeting on August 16, 2022**

Present were Michael Williams, Dave Anderson, Ryan Renfro, Erin Fulweber.

Absent were Andrea Stevens, Joe Strong, Natalie Hightower and Russell Pae.

Michael opened the meeting and mentioned that Gai Brichford will take care of the lending library box.

Michael mentioned that a separate line item will be set up on our income statement and the 2023 budget for the cost of landscaping the community entrances. He asked Justin to put some numbers together. Justin agreed to do so.

Michael In his role as Community Relations Manager mentioned that 2 public projects, one at Memorial and 6/Addicks-Howell and another on the old Kickerillo estate, are being planned by the Houston Housing Authority (HHA). The first will have 307 unites, the second 340 units. These projects are being developed for low-income families and will be free of property taxes. (It was pointed out that HHA members are appointed by the mayor; they are not elected.) When completed and occupied these projects will put significant pressure on all infrastructure, police service in the area, the school system and traffic. He suggested that neighbors contact the Mayor Turner and Representative Lizzie Fletcher to voice their opinion of the projects.

Joe Strong mentioned that an office building on West Lake in the Energy Corridor is being converted to apartments. He stated that this change will add more traffic congestion to the surrounding area.

A neighbor asked about the status of the improvements that the Board was working on. Michael stated that we now have the cost figures for the planned changes to the building. The building and pavilion work is budgeted at $400k to $500k. The pool improvements would be funded by the reserve. We may need to borrow money. Interest was budgeted at $100k for a total of $500k to $600k. These costs are very high. Michael stated that we are reevaluating the projects and at this time we cannot say where we are going with them. We will be preparing a plan with a budget to cover proposed assessments and financing. The proposal will be done by November.

It was pointed out that the latest published deed restrictions do not clearly state that two street trees need to be on each neighbor’s front yard. One neighbor pointed out that by having two street trees in the front of each house the aesthetics of the neighborhood are significantly enhanced. One neighbor mentioned that in the past Boards have had limited success resolving this issue. Another issue was the statue of limitations. It was pointed out that after 4 years without two street trees the ACC cannot require the homeowner to have two street trees in their front yard. The matter was subject to a very long discussion with no resolution.

Russell E. Pae