

NORTH HILL ESTATES CIVIC CLUB

Minutes for Meeting

Spring Baptist Church, Room A100

September 16, 2021 – 6:30 p.m.

The meeting was called to order at 6:30 p.m. by the President, Dan Adams. The first order of business was to approve the minutes of the last meeting from July 22, 2021. Minutes were reviewed, and Mike Kiger made a motion to approve the minutes, George Galindo seconded. The Board accepted the minutes.

President Dan Adams introduced Officer Zac Ryan from the Harris County Precinct 4 Constables office. Officer Ryan presented the Security Report for the month of August 2021. He reported 1 Break-in, one theft, several alarm responses, and many traffic violations, with towing from outstanding warrants involving taking to jail, two civil issues, hit and run mailbox, over 60 calls for service, and over 80 violations. Officer Ryan again advised continuing to call the Dispatch as needed at 281/376-3472. At this time, George Galindo presented the Speed sign that will be installed in the neighborhood, which is hopeful of deterring speeding and providing data. Officer Ryan also indicated that the residents should use the C4 app neighborhood watch or website as the best way to report speeding. Officer Ryan's Superior was also present. He suggested that the new speed sign set up a baseline first, then turn on the flashing detail.

Resident Bill Fritsche was asked to provide a Water Board Update. He spoke about the new set tax rate on bonds sold – 16 cents/100 evaluation. They thought initially it would be 30 cents; however, with a deal with Spring ISD for Annual Contract, it worked out to a significant decrease. He also spoke about the Wastewater Treatment contracts; as of August, NHE comparative household approximate values at \$219,000 or Tax of \$352/year. Bill invited all residents to the next scheduled water board meeting on September 21, 2021. There was a resident question about how many civic club members were also on the Water Board. No further discussion. President Dan Adams expressed congratulations to Billie for the Spring ISD Annex and Revenue assist.

The next order of business was the Treasurer Report which George Galindo presented. He reported 26 new members, with a total of 228 as of August. As of July 31, 2021, total Savings are \$89,920, and \$25,429 checking for a total of \$115,872.76. New business was lawn care change for civic club responsible areas and that the Water Board would be now incurring this expense. President Dan Adams made a motion to approve the Treasurer Report, many seconded, and the report was approved.

Tom Riddle presented the Deed Restrictions report on behalf of the Committee. He indicated 70 letters had been mailed, with 24 secondary letters regarding violations. He was adamant that the Committee was working diligently to enforce ALL violations and mentioned concerns about impartiality. He assured all that this was not the case and that deed restrictions were not optional. He also indicated that even though you don't pay neighborhood dues, you cannot opt out, as deed restrictions are a part of the agreement to purchase the home. Unfortunately, one resident has initiated pending litigation against received deed violations, which has ensued Civic Club legal response. The question was raised from a resident about making sure that Realtors knew of the Civic Club fees and provided or made available information about deed restrictions. President Dan Adams indicated he felt the realtors had knowledge but would check to see if there was a way to ensure realtors had the information. However, the buyer should be accountable as well. Another resident complained of a violation on a covered car that was thought to be inoperable. However, it was found that it was, in fact, operable. This is an example of how

residents should act immediately upon receiving any violation notice by replying via US mail or email as per the violation letter details to make the Committee aware so violations can be quickly resolved, without a need for a secondary letter.

Bill Judice presented the Architectural Report. Bill reiterated that it was essential to request all home improvements, whether painting, repairs, fence installation, driveway concreting, building additions, etc. He indicated a homeowner was issued a cease order for erecting an oversized garage in the back yard without prior review.

Kitty Duckett with the Welcome Committee presented her report. She advised few homes are currently for sale or sold. She did greet two new residents. Kitty also indicated that she worked with and connected to realtors to provide Deed Restriction documents and personally greeted and presented a copy of Deed Restrictions to new residents in their welcome packet.

Sandy Judice announced Yard of the Month winners for August 2021. She indicated there were so many beautiful yards in NHE, but dues need to be paid to be included.

President Dan Adams asked about and presented New Business. He spoke about sponsorship ads to assist with printing an updated Directory listing to provide to members of NHE. The following business was the Speed Sign purchased already previously discussed during the Security Report. Hoping data details and sign presence will deter traffic issues. Placement will start on Whitewood and will move to other streets where speeding is a known issue.

President Dan Adams then invited Public Comment. Issues discussed were again studying traffic concerns in the neighborhood. Question regarding a flashing light instead of red light on Cypresswood to help with speeding and exiting the neighborhood. Still working with the county on this issue. Question regarding commercial vehicle parking. Still a work in process, and we hope to resolve it. It was announced there is a Water Board opening, and this segued into Celebrating Monte Coopers retirement. President Dan Adams congratulated Monte on his retirement and thanked him for his many years of service to the Civic Club and the Water Board.

The meeting was adjourned at 8:05 p.m.