

North Hill Estates Civic Club Meeting Minutes

Date: 2025-09-08 6:30 PM

Location: Station 71, 646 E Louetta Rd, Spring, TX, United States,

Attendees

Board:

- President: Josh Olsen
- Vice President: Laurie Masera Garza (Absent)
- Secretary: Houkje Kroeze Stewart
- Treasurer: Tom Riddle

Directors:

- Carol Havemann
- Pamela Winter (Absent)
- Peggy Porter

Agenda Items:

1. Welcome all Residents
2. Constable's Report: Deputy Richardson reviewed the constable's report. A resident asked about the higher number of calls for the apartment complex compared with the rest of the neighborhood. Deputy Richardson shared that these numbers would have to be compared with another similar apartment complex to determine if they are actually higher.
3. Review of Previous Meeting Minutes
 - See AttachedCarol made the motion to accept the minutes
Tom seconded the motion
Unanimously approved.
4. Treasurer's Report
 - See AttachedTom reviewed the treasurer's report for July and August.
No questions were raised about the treasurer's report
Houkje made a motion to accept the treasurer's report
Peggy seconded the motion
Unanimously approved.
5. Membership Dues Paid
 - Last Year: 175 (additional 10 in 2 months)
 - Since last meeting in : 186
 - As of today: 196

6. Welcoming Committee Report

- See Attached

Miss Kitty shared the welcoming committee information. There are 14 houses for sale and 1 more coming. 3 listed currently as sale pending. One that is up for auction. 1 house has sold but they have not moved in.

A resident asked if the price of the house is impacted by flooding. Josh explained disclosures and selling information. Another resident shared more information about selling and insuring homes that have flooded.

7. Architectural Committee Report

- 5 Requests for July and August

- i. Storage Shed
- ii. New Windows
- iii. Additional Garage
- iv. Roof Replacement
- v. Flag Pole

3 pending being reviewed.

8. Deeds Committee Report

- See Attached

Josh shared the deed restriction report for July and August.

53 were reported more than 30 repaired. More were given today and will be sent this week.

Josh shared appreciation for the residents in the room who are following the deed restrictions. Josh shared that many residents get a notice and comply for a short time and then do it again.

Another resident shared that her neighbor is gone for months at a time and is not taking care of the yard.

Tom shared that the sending of the certified letters costs the neighborhood board a large amount.

Josh shared that he would like the attorney to amend the deed restrictions to have the attorney send a bill for the postage and the attorney fees.

A resident on the waterboard stated that he is looking at an option that there may be a constable that can help with enforcement with some of the items that are deed restrictions. Josh stated that he would be interested in finding out more and helping with that.

Another resident asked about the home on Lockridge and Whitewood. Tom shared that we have already won a default judgement and it is on the way to being foreclosed.

Peggy asked about the content of the certified letters. Josh explained and Tom stated that the attorney letter is the one that often gets a reaction.

Another resident shared that he went around the neighborhood and there were 39 dead trees and saw 35 stored vehicles. Josh shared that he would be happy to look at these. Josh stated that he is wondering with new residents if there is a language barrier and stated that there may be a need to print letters in other languages as well. A resident asked if adding a QR code will help instead of printing all the languages.

9. Events Committee Report

- National Night Out.

Houkje shared the plans for National night out and shared with the board and residents in attendance the current progress on planning the event and that she

could use more business to attend. She shared the details of activities planned and her plans to gain donations for raffle prizes and other needs for the event such as food. Josh shared that he will try to get LifeFlight to attend the event and will help with asking other businesses.

- Requesting Budget for National Night Out

Houkje stated that she was able to get donations for everything last year from herself, her neighbors and a few businesses but would like a budget if possible in case she is not able to gain as much financial support this year.

Tom made the motion to budget up to \$500 for reimbursement for costs for National Night Out.

Carol seconded

Unanimously agree.

A resident suggested that we have the table to collect the dues too. Houkje stated that this is planned. Josh stated that he can use the debit card to help purchase items if needed as well.

- Members Needed.

Houkje shared that Committee members are needed and help is needed for the NNO event.

11. Social/Website Committee Report

- Nothing New to Report - New Business

12. Old Business

- None

13. New Business

- Tree trimming along the median of Cypresswood and the Sound Barrier wall. And the tree on lockridge and whitewood.

A resident shared that precinct 3 did it originally. We are working on a quote for that. Residents asked that the county might be able to do ones that are hanging over the street.

- Removing magnolia tree at abandoned home

Tom shared that the house on the corner already has a lien and we can cut the tree and then refile the notice with the county

- Trailer Policy -

Josh shared the

Debbie Wells shared that on Feb 4th 2023-3 nights and 4 days it was agreed to for the duration of time a trailer could be parked in the neighborhood. A motion was made Feb 20th 2023 and agreed to. It has not been formally added to the restrictions. Tom shared that this does not need to be filed as it falls under current restrictions.

Tom made the motion we recognize that the previous board on February 20, 2023 made and passed the motion to permit trailers and Rvs for a consecutive amount of 4 days and 3 nights and this is the continued policy of the board.

Peggy seconded

Unanimously approved.

Josh ended the meeting at 8:01pm.