

Maplewood Civic Club  
Annual Meeting – Maplewood Civic Club  
November 11, 2021

In attendance: Phil Kunetka, Jerry Hebert, Bob Baumgartner, Linda Carruth, Randy Frapart, Mike Wilson.

Jerry set up and conducted the Zoom Conference / Virtual Meeting and called the meeting to order at 7:00 P.M. Advised those attending to type messages / questions into format for response. Introduced Phil.

Announced this as the official annual meeting. Noted that attendee's questions will be brought to officers attention during meeting.

Randy / Financial: Randy showed slides illustrating the status of accounts, budget, and spending (see attached). Last year we had \$135,049.04 available - divided between general and security. We collected \$42,086.91 from dues and \$93,623.34 for Security. We had \$47,471.55 in expenses from general operating, with a budget to replace the three monuments . . . balance is \$36,041.06 in that fund. The current bank balance is \$151,929.87.

Mike / Monuments. Introduced himself and history – Reviewed considerations given to designing and building new monument signs, and showed map of the three locations and the image of the Beechnut at Hillcroft sign. Noted that we were about 20% under budget at approximately \$23,000 total.

Linda / Webmaster and VP Landscaping. Reviewed website info – noted addition of Paypal feature. Landscaping – reviewed yard of the month, and noted questions about the Beechnut esplanade; we do not maintain more than picking up trash – city does the rest. For Renwick – we mow and maintain that area - noted that growth got high due to losing landscaping company on short notice. Finally got tractor operator to shred - will be better maintained going forward. Plan is to create new beds around new monuments. Noted that board members have been cutting trees, mulching since City not keeping up. Noted traffic signal box painting at Renwick and Beechnut – universal approval. Norma Welcher helped accomplish that.

Jerry / Security – noted name of main constable – Harris County Precinct 5 Dispatch – in neighborhood many days a week both on and off duty. We are sharing constable with other communities and have access to others surrounding. “Precinct 5 has our back.” They provide a report every month – many people call 911 or Houston police but we don't get those reports. Jerry asked neighbors to please call Precinct 5 too. Reiterated constable number (281-463-6666). Trying to help with racing on Beechnut and Renwick. Suggested lighting of house and house numbers – best thing to do so first responders can find house. Trim back shrubs. Put precinct 5 number in cell and where easy to find.

Bob / Architecture. Explained architectural committee – preceded Civic Club – 4 members on committee – 2 new members every year. This last year committee approved plans for a number of improvements. Yellow cards – enumerates issues to homeowner. Volunteers drive neighborhood to find issues and follow up. Noted legal issues – We had one suit that came to head – owner of house on Hazen – we got back about \$9,000. There are two ongoing suits for failure to maintain property and/or running a business. There is one potential multi-family residence – City has been contacted. Taking action against owner running landscape business out of house. There is also a group home issue now being dealt with. Yard of Month – volunteer finds house, recognizes it – with sign and on website. Bob works at collecting assessments – sends out invoices throughout the year – 27 still owing – 5%. \$16,000 outstanding. Notes that Club will eventually sue to collect. Of the 27, 12 only owe for 2021 – others are multiple years. Looking forward, planning to get city to deal with how they handle esplanades. Maplewood Civic Club is considering issues on short term home rentals for possible inclusion in deed restrictions.

Presidents Report - Phil reiterated how to access officers. Complimented officers of Club. Noted that we are limited as to what they can do – can ask owners to fix issues and file suit, but always takes time . . . Many do not respond. Reminded about constable calls – call 281-463-6666 first before 911 or HPD. Commented on apartments, gunshots, HPD response. More businesses working in neighborhood – some are OK but others creating nuisance. Noted that we are part of the greater Meyerland community and correspond with them. Phil noted *Texas Tribune* as a resource for info on new district political divisions. Neighborhood is now split for district representation, and we now share representation with neighborhoods that are different from the past.

Proceed to adjourn meeting and open new meeting for election of officers and special assessment. In election of officers, all existing officers were reelected. Officers are Phil KUNETKA, President; Randy Frapart, Treasurer; Bob Baumgartner, Vice President-Architecture; Jerry Hebert, Vice President-Security; Linda Carruth, Vice President-Landscaping; Mike Wilson, Secretary. The Architecture Committee was reelected (Ty Sponberg and Kevin Metter). The special assessment of \$190 per property per year for constable was approved: 523 homes - 112 ballots cast – 99 for and 13 against – approved by 88.4%. Phil thanked all for attending and adjourned at 8:00 PM.