

Maplewood Civic Club, Inc.
Annual General Meeting Minutes
November, 8, 2018, 7:00 p.m.

Board Members Present: Phil Kunetka, Bob Baumgartner, Greg Chilek, Jerry Hebert, Janice Miller and Marilyn Rambow

Secretary's Report: Minutes from the 2017 general meeting were presented in a handout and approved as written.

Election of Officers for 2019: There being no nominations from the floor, the slate of officers put forward by the board was elected by acclamation. The 2019 officers are:

Phil Kunetka – President
Bob Baumgartner – VP and chair of Architectural Committee
Greg Chilek – VP Landscaping
Jerry Hebert – VP Security
Marilyn Rambow – Treasurer
Janice Miller – Secretary

Election of Architectural Committee Members: There are four positions on the Architectural Committee. They are elected by two's in alternate years. This year, with no nominations from the floor, Warren Rich and John Donovan were elected by acclamation. The other current members are Richard Carter and David Metter.

Treasurer's Report: Marilyn provided the attached Treasurer's Report showing the year to date financial statements through November 8, 2019.

Landscaping Report: We are getting ready to remove the invasive Chinese tallow trees on the Beechnut esplanade, but because of city ordinances we must plant trees in their place and go through some other procedures, so this will take time. Rainfall during the last few months has been sparse so we will not plant for color until spring.

Security Report: The Deputy Constable contract for 2019 from the Harris County Commissioners Court for Precinct 5 will not go up in price, so the proposed special assessment remains at \$185.00. The monthly Deputy Constable report is available on the club website. Jerry emphasized that incidents must be reported to the constable in order to appear on the report. Incidents reported to HPD but not the constable will not be on the report. Residents are advised to call 281-463-6666 first for faster response than HPD. We hope to have a representative from Constable Ted Heap's office visit our next meeting to take questions and comments about the daily patrol.

Architectural Report: Bob explained that there is no definitive wording in the deed restrictions prohibiting Air B and B rentals in Maplewood and asked for comments regarding the acceptability of such. It was pointed out that these rentals must maintain the property well in order to keep up their ratings, and the general feeling was that they are acceptable.

A Yard of the Month committee has been formed. Monthly pictures are on the club website.

Yellow maintenance cards continue to be mailed out at about fifty per month.

The Architectural Committee initiated three lawsuits in 2018 against owners for failure to maintain their properties. A previous suit over failure to maintain property has been joined to a probate process for the property.

Prior to the annual meeting, the MCC Board filed 29 lawsuits in Justice of the Peace Court to collect unpaid assessments, late fees from 2015 through 2018 and costs of court filings. Many owners are in the process of settling.

President's Report: Phil attends Super Neighborhood 31 meetings as well as the Brays Bayou Association. Work is proceeding on the expansion of Braes Bayou.

The board decided to keep the 2019 annual dues assessment at \$55.00.

Annual Meeting adjourned at 8:25 p.m.

Called Meeting for Special Assessment Election commenced at 8:30 p.m.

The proposal was for an assessment of \$185.00 per Maplewood property to pay for a security patrol contract in 2019 with the Harris County Commissioners Court for Precinct 5 under Constable Ted Heap. Services to be provided from March 1, 2019 to February 29, 2020.

At the end of the meeting the preliminary ballot count was 126 in favor and 26 opposed, with one undecided. The board agreed to discuss final ballot results (mailed and in person voting), vote to accept the results, and enter them in the minutes of the next board meeting.

Meeting adjourned at 9:00 p.m.

Submitted by Marilyn Rambow