



BOARD MEETING MINUTES

April 13 , 2016 6:30PM

8012 MESA DRIVE, MANGIA PIZZA

In attendance: Kirk Ashy, Stacey Brewer, Debra Danziger, Cuatro Groos, Shannon Meroney, Joyce Statz, Ernie Saulmon, Stacey Brewer, David Whitworth, Rebecca Leightman, Chris Hajdu, Carol Jones

Absent: Vicki DeWeese, Robert Thomas, Caroline Alexander, Jen Despina, John Sepehri, Stayton Wright

Visitor: Kerry Parker, Bob Gola, Dennis Loftis, Michael Whellan, Jon Ruff, Ben Luckens, Charlie Galvin, Bill Mange

1. The President, Chris Hajdu, called the meeting to order at 6:31 p.m.
2. CITIZEN COMMUNICATION - Kerry Parker, Bob Gola, and Dennis Loftis introduced themselves as representatives of the new A+ Federal Credit Union branch under construction at North Hills and Hart Lane. The facility was previously a gas station and has been vacant for several years. A+ purchased it and has been working on renovation plans for several months. Construction is underway and they plan to open in the Fall. They look forward to supporting the neighborhood and inquired about how they could support Nwaca as a local business.
3. CONSENT - The Board reviewed the Consent items. No Corrections were offered. The Minutes were adopted as written. Treasurer Joyce Statz gave the Financial Report on behalf of the Finance Committee. The Membership Report was offered by the treasurer. The reports were adopted by consent without amendment.
4. OLD BUSINESS
5. AUSTIN OAKS AD HOC COMMITTEE - Joyce Statz and Shannon Meroney gave an update on this issue about the March 13 ZAP Committee meeting. Joyce Statz, Carol Dochen, and Chris Hajdu attended and testified in favor of the City Staff's request for an indefinite postponement and presented NWACA's Resolution supporting the CHarrette process and its result. Several witnesses also testified in opposition to the City's request for a postponement. The ZAP Committee voted unanimously in support of the postponement.

Michael Whellan (Graves Dougherty) and Jon Ruff (Spire Realty) presented an update to the Board on the status of the refinements to the Austin Oaks redevelopment plans to



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support the final preferred Plan adopted at the conclusion of the Charette and additional feedback the developer has received since then which they described as "99% complete." In summary, the new plan proposes the following changes from the final "Preferred Plan" created at the Charrette: Building 1 was 7 floors in Preferred Plan - now reduced to 6; Building 2 was 5 floors - now increased to 6; Hotel is now 5 floors; garage entering by hotel will be partially subgrade; 54% impervious cover (maximum allowed 75-90% depending on use); final sq ft 1,191,700; FAR= .87:1; 10 acres open space is included (7.8 acres required); 98 protected trees on property - 66 are preserved (59 Heritage Trees preserved vs 52 in Preferred Plan); no change in housing use model (100 efficiency models; 100 one bedrooms; 50; 2 bedrooms); 12 units offered for affordable housing which could be "fee in lieu" (80% owned proposed). Saving 59 heritage trees (was 52 at Charette). They plan to request to do "fee in lieu" of the water quality facility because detention is not required and would likely impinge on Heritage Trees. Parcel 1 would be developed in Phase 1 of the project; Parcel 2 and the Park in Phase 2; Parcels 6, 7, 8 in Phase 3, remaining parcels in Phase 4. They have presented this information at the Balcones Civic Association Board meeting and Allandale. North Shoal Creek declined their request to present. Balcones responded positively. They expect word from Allandale soon. The TIA should be completed by next Wednesday and they expect to file the plan then. They expect the City to take at least 5 weeks to complete their review, possibly longer. The Board will take the information under advisement and let them know our position. Our Zoning Committee has recreated a subcommittee which is conducting a detailed review of the new plan. They will report their findings when complete.

5. VOLUNTEER OF THE YEAR - Candidates and nominations for this year's award were received. The Secretary distributed ballots with all nominees' names listed. Each Board member recorded their vote and the votes were tallied. Cecilia Burke was announced as the winner. The secretary will order her award. The award will be presented at the Annual Meeting.

6. FINANCE - As a result of good membership levels, sponsor support and in support of recommended financial policies, Joyce Statz moved on behalf of the Finance Committee to set aside \$20,000 as operating reserves for one year and \$10,000 to be used for semi-annual neighborhood project proposals to operate in sync with the City's neighborhood partnership programs. The Committee also proposed multiple changes to NWACA's Financial Policies to be more consistent to our current practices, generally giving the Board the power to control



reserve spending instead of the Executive Committee. After discussion, The motion passed unanimously.

NEW BUSINESS

7. MAY MEETING DATE - The Board discussed whether a May meeting was necessary in addition to the Annual Meeting. A consensus was reached that it is likely not necessary but can be decided closer to time of the usual meeting date.

8. PARADE UPDATE - Shannon Meroney gave an update on the parade planning including a change in the route due to construction work on our water supply valves. The Committee is proposing to start the parade at North Hills and Far West with the route continuing on North Hills across Mesa to Northledge and ending at Doss. The Committee discussed t-shirt designs for this year and a goal to have them available for delivery in mid-June. They also discussed tighter controls over inventory and cash flow for t-shirt sales. Some site plan designs were also discussed For the Freedom Fest party after the parade.

9. WILDFIRE PREVENTION BUDGET REQUEST - The committee requested \$200 additional dollars to purchase yard signs to promote homes who have done prevention studies and encouraging conversation with homeowners who have participated. The signs will say "NWACA" and "Firewise". The motion passed unanimously.

10. ELECTRONICS RECYCLING EVENT - Joyce Statz reminded the Board about the Recycling event on April 30. Board members were encouraged to "Share" the Facebook event invitation and to invite contacts. Strong hands are needed to help accept donations.

11. Cuatro Groos moved to adjourn the meeting. Kirk Ashy seconded it. The Meeting was adjourned at 8:15 pm.