

NWACA Board Meeting Minute May 11, 2021

Zoom 6:30

Attendance: Joanie Arrott, Robert Nash, Julie Waidelich, Chris Kaz Wojtewicz, Ben Luckens, Teri Schock, Joyce Statz, Robyn Nunis, Carol Dochen, Connie Lundgren, Jessica Halich, Richard Grayum and Louri O'Leary.

6:36 Call to order by Joanie Arrott.

A motion to approve the revised March minutes was made by Robyn Nunis and seconded by Joyce Statz.

Housekeeping

Membership –

Joyce shared that our membership rose by 14 members in the last month.

Executive Committee Needs -

Joanie noted that we have a couple openings on the board and several key positions on various committees. We are expecting things to be much more active in the fall. Joanie encouraged us to spread the word to friends and neighbors in our neighborhood. Joyce noted that we have an immediate need for a communications person to assist with NWACA Notes editing.

We have made an official switch to our Zoom account. A decision was made to pause board proceedings in July.

Financial Report

Robyn Nunis spoke with the Executive Committee and we are going to close the open PostNet account for NWACA. Going forward, if you utilize PostNet services, members should pay in advance and they can submit for reimbursement.

In reviewing the financials, we currently have total assets at \$105,271. Robyn has allocated all of the expenses she knows about. Robyn has transferred all the money from PayPal and Braintree to the bank. There is still uncertainty about some of the unallocated income; Kaz and Joyce and Robyn will meet to review the process of tracking money for memberships and donations. Kaz noted that he's documenting every deposit he's making – largely for membership forms and business membership forms. Robyn noted that all balances have been paid to date. We also discussed a good work flow for tracking payments for business memberships and are working toward a solution before we ramp up renewals in January.

Committee Reports

Zoning Updates

Charlie Galvin noted that the Zoning Committee met with Ardent Residential (Brett Denton) (who has the current Luby's property under contract.) They are currently in a feasibility phase to get zoning changed from LR to MF6 to build 275 apartments (5-story structure) with 80% 1 bedroom and 20% 2 bedrooms; 10% are to be reserved for affordable units, affordable to families at 80% median family income or less. The development will include 1.3 parking spaces/unit (300 parking spaces in total). They are planning for \$1,200 parkland fee per unit, which would generate about \$300K for parks. There was a discussion about the traffic flow as there will be some impact. This is still very early in the process, but Charlie will continue to meet periodically to monitor their progress. In opening the discussion to the board, there was a mix of feelings about this development with some in favor, but several concerned about issues involved with this project in terms of congestion, appearance of the mid-rise structure, etc. One consideration is the caves that are located underneath this project site.

As a neighborhood, we can establish a restrictive covenant on the development of this project, if we want to see particular benefits to the neighborhood. Ben Luckens indicated this project has a good chance of being approved. Carol Dochen mentioned we may want to ask for a marquee sign leading into the neighborhood that would allow us to promote various events and happenings within the neighborhood. Ben noted that we want to push for some type of community benefit in exchange for this new development.

There was a question about what happened to the car wash that was demolished on Mopac. Carol Dochen noted that she understood it was going to be converted to a small synagogue.

Parks Committee

Joyce Statz noted they had planned on having a park committee meeting, but attendance was low due to technical difficulties. Joyce invited anyone interested to join the regular Third Saturday of the Month cleanups at Bull Creek District Park off Lakewood (by the old restrooms). She mentioned the restrooms are not currently functional, but they are planning to update this summer. Janelle Medrano is checking into having a cleanup day at Stillhouse Hollow Preserve as part of this year's It's My Park Day.

Tree, Environment, & Wildlife Committee

We have planned our recycling event for Saturday, June 26th from 10-12noon at St. Matthew's Church to collect used electronics, batteries and styrofoam. We are looking for volunteers for this event. This is one of our member-only events and Joyce will be the membership monitor. Joanie asked for someone to assist with collecting payments for membership, and Carol Dochen has offered to assist with this.

Other Items

Robert Nash asked questions about a proposed sidewalk project in our neighborhood on Austin Woods Drive. Neighbors are concerned about a survey being distributed for input by the project to people well outside the neighborhood. Kaz encouraged Robert to visit with the Hill PTA about the construction of the survey. There were four options provided via a survey which ends this Friday. Louri O'Leary asked who would pay for the sidewalk and Joyce noted the city is paying for this project. This is part of the Safe Routes to Schools funding.

There was a question about how we designate members of NWACA – individual vs. household members. At some point, there was a decision to require every individual member to join NWACA to join the Facebook group. However, in years past, membership has been based on households (ie. per address). The majority of NWACA members have more than one person living in their home and it appears that many residents are not aware of this policy. Joanie mentioned that our attorneys recommended we limit our membership to members only due to the liability issues on Facebook. Richard Grayum asked if we are still monitoring Facebook posts and Joanie assured the board that we are closely monitoring posts and they need to be approved in order to be made public.

Joanie Arrott made a motion to adjourn the meeting; Joyce moved and Kaz seconded. Meeting adjourned at 7:57pm.