

**NWACA Board Meeting Minutes**  
**January 6, 2026 6:30 p.m.**  
**Dell Jewish Community Center, Friedel Board Room**

Attendance: Bart Arnold, Vicki DeWeese, Carol Dochen, Megan Helmbrecht, Kevin Kott, Naresh Kumar, Jerry Mankovsky, Teri Schock, Joyce Statz, Julie Waidelich, Dana Winer, Ben Luckens, Emmy Ward, Lori Steinberg, Chris Bove, Mike Harreld, Jonathan Friedman, Mae Levitan

6:34 pm Call to order by Joyce Statz.

**Consent Agenda**

Approval of November 2025 Minutes: Motion made by Jerry and second by Chris to approve the October minutes. Motion passed unanimously.

Membership: 2025 target is 950; EOM November was 830. EOY 2025 was 833.

**Financial Reports**

Joyce reviewed the financial reports posted in the Google drive. For EOY we ended up with a deficit of \$933.37, which was less than expected. Carol moved that financials be reviewed quarterly and Bart seconded.

**Old Business**

**Zoning Updates**

Ben reported that the old Luby's site is under construction along Spicewood Springs and it will be a five-story apartment complex. The senior living center case on Wildridge Drive has been withdrawn. The old Frost Bank site on Far West Boulevard is currently under construction. Lastly, 8701 N. Mopac has a 180-foot building (12 feet per story) with approximately 15 stories and 725 units being proposed at this location.

**Wildfire Mitigation Task Force**

At this time, no additional progress has been made.

**ANC – report on recent meeting(s)**

The main topic was the AISD closures. Bart made a presentation on our Prop Q forum. There was also discussion about the upcoming bond election and the City Council budget revisions. There is broad support for a city audit. Bart is now the Sector 1 rep to the Austin Neighborhoods Council.

**EOY Gifts for Business Members – Tiff's Treat**

Julie shared that the cookies were more reasonably priced than many of the other options and the feedback we received from local businesses was very positive.

**Approve 2026 Budget, with full year 2025 actuals**

Joyce reported that the bottom line in 2025 shows \$933.37 deficit. For 2026, we are anticipating a \$10,000 deficit which can be used for our events throughout the year (July 4<sup>th</sup>, etc.). The Board approved the removal of the donation line for the Constable program. The membership target was set at 850, with the intent to exceed this goal through new outreach efforts, while the Business Membership target will remain aligned with the 2025 actual numbers. The Board agreed to remove the fee for float entry in the 4th of July Parade. It was also agreed that Crime and Safety Committee funds will be used for purposes other than the Constable Patrol, with specific plans to be determined in 2026. Prizes of \$150, \$100, and \$50 were approved for the December Holiday Contest. For budgeting and reporting purposes, the Board approved removing interest income and expenses from money market accounts and CDs from the operating budget, as these items will continue to be reflected on the Balance Sheet but not in the NWACA operating budget. Approval of budget with motion made by Joyce, Carol seconded. Motion passed unanimously.

## **New Business**

### **Establish Nominations Committee for 2026 Board and Officer Elections**

Joyce stated that we need to establish a nominations committee for our new board. We reviewed the Bylaws – Article V – Selection and Election of Officers. We hold the election in April and typically used Survey Monkey and paper copies for members not on the internet. Anyone who is a member a month before can vote on the nominees. The committee consists of Chair from the Board, 2 members from the Board, 2 from general membership. We plan to call for candidates, with details of election in February Newsletter/ NWACA Notes and Facebook. We are currently looking for a Treasurer, and several other critical roles with the hope of being well represented by the various sections of the neighborhood. The following board members will be rolling off Board: Dochen, Luckens, Schock, Statz, Waidelich, and Winer in July with new term beginning in August. Bart Arnold offered to chair the nominations committee, along with Mae Levitan and Lori Steinberg. Vickie mentioned that we should include both Anderson and McCallum High School when we solicit student board members later in the year; those are not elected by the NWACA members, but by the NWACA Board.

### **February focus in 2026 plan: Neighborhood Watch**

Kevin reported that he will host a crime prevention meeting and Jerry, Teri and Carol offered to be involved. Some of the topics of discussion include a Block Captain meeting, a Crime Prevention Town Hall, etc. Jerry suggested that we have a watch group monitor the neighborhood and possibly a central number to report incidents. The best way to keep our neighborhood safe is to look out for one another. Dana asked if we could have the crime and safety committee bring recommendations for improving this effort.

### **Tax Appraisal Process/Protest**

We have no plan for a protest seminar, but we will have a newsletter article Feb or March. Our student intern has agreed to write it, but needs reference people. Volunteers? Carol and Julie offered to be a point of contact for this project.

### **Special Project Ideas?**

Jerry suggested that we consider hosting an event or workshop giving residents tips on decluttering, and downsizing. It was suggested that we consider meeting at one of the local schools or the library. Jerry is going to reach out his contact and Julie recommended Downsize My Home if we need another local expert.

Vickie would like to put Special Project money toward addressing dead brush in the neighborhood (in the greenspace).

Bart suggested that we support the Anderson Tennis Booster Club by helping them fundraise for overhead lights for the courts, which will cost in excess of \$200,000. USTA will contribute \$60,000, the booster club will contribute \$20,000 and there are a lot of good ideas to raise the remaining funds. It was suggested that NWACA be a donor in exchange for a NWACA banner or name plate.

### **Other Business for the Board**

The Swimply issue involved a 50-person event a few weeks ago and the neighbor sent a recording showing the noise level within his home. The owner is renting the space out for parties and code compliance has come out, but they have not been helpful in discouraging activity.

Old Quarry Library opening delayed again – March

Earth Day planning will kick off soon

Next Board Meeting, **February 3, 2026**, 6:30 pm at JCC Friedel Board Room.

Meeting adjourned at 7:54 pm. Minutes by Julie Waidelich, Co-Secretary.