

# Cochran Heights Neighborhood Association

P.O. Box 600478  
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CHNA Quarterly Meeting Minutes  
September 16, 2013  
Hibiscus Restaurant, Henderson Avenue

The Quarterly meeting of the Cochran Heights Neighborhood Association was held on September 16, 2013 at the Hibiscus Restaurant on Henderson Avenue. President, Sheila Chhutani called the meeting to order at 7pm and determined that a voting quorum (50 voting members) was present.

Sheila introduced our guest speaker, Mark Masinter, who is a commercial property owner, with several properties on Henderson Avenue. Mark made some comments on the strategic direction for his company, which includes not limiting Henderson to a bar and restaurant street, but also to include a mix of retail. He also made the point that his plan does not include buying and selling properties, but to buy them and to own them. Because of this, he retains a strong interest in the streets being kept up, and projects like Art on Henderson continuing. Mark took then took some questions from the audience.

Sheila introduced our visitors, Paul Ridley from the Planning and Zoning Commission, and Jessie Smith and Dianne Collier from the Henderson Neighborhood Association

A motion was made to approve the minutes from our meeting on June 17, 2013. The motion was seconded and approved by vote.

Mary Cronin, Treasurer, reported a balance of \$14,018.14 in our account.

## **Committee Reports:**

Judy Sullivan representing the Sidewalk Committee, asked that residents let her know if they want to participate in the city cost share program. She will take the list to the city so that they might move quickly on our request since there would be several jobs in the same neighborhood. Arlene suggested that the committee make a list of the worst sidewalks and possibly ask the association to subsidize them using funds that went unused from the median beautification initiative.

There was a motion from the floor the postpone elections until the December meeting. The motion was seconded and passed (37 yes, 4 no).

The following members were nominated and seconded.

Lori Tappley, Vice President  
Meg Moschetto, Vice President  
Cathal Grant, Vice President  
Sandy Sander, President  
Cody Hutchison, President  
Judy Sullivan, Executive Board Member At-Large

## **New Business:**

Sheila reported that Erica Huddleston could not be at the meeting to report on the Dilbeck Historical Plaque. If anyone has questions, they should read the email sent after the last meeting with the details, or contact Erica. She will report at the next meeting.

Judy Sullivan reported that the city will be repairing Homer Street on September 17, and neighbors will not be able to drive on the new pavement for 5 hours or park on the street.

Piya Kruger reported that City Councilman, Philip Kingston will be at the Tom Spicer Café garden at Spiceman's from 5-7 on Wednesday, September 18. Sheila asked that all members attending talk to Philip about his plans for our neighborhood and report back to her.

Charter Rushing reported that Fraternities are now renting all of the town homes on Norman Street. The SMU police chief has been contacted about their block parties and disturbances. The police chief said that there are off campus living requirements that should be adhered to. We will need to gather as much information as possible about what fraternities are living there, who the owners are etc. in order to exert pressure on them to better police the tenants.

### **Unfinished Business:**

Project Canopy. There was no update on Project Canopy.

Non-profit Status. Mary Cronin reported that there is progress on our non-profit status, and she will have more to report at the next meeting.

Bridgeview Development. Meg Maschetto and Charles Ostermann reported on the Triangle committee. They reviewed pertinent changes as requested by Bridgeview for PD820. Some of the significant changes are changing the density requirements, including part of Bennett Street as part of their development, increasing the building height by 3 feet, on-street parking counting toward their total space requirement, 6 foot sidewalks instead of 8 ft in order to plant trees, and changes in the retail requirement for square foot percentage.

It was pointed out that there could be more changes until it is time for the Planning Commission review. There was a motion from the floor to table the vote on rescinding our prior vote at the March meeting that supported the proposed variances that were in place at that time.

The discussion included advice from Mr. Ridley that we meet again with the developer closer to the October meeting so that we will have the best and latest possible information on the project prior to voting on our support.

The motion was seconded and passed (26 – yes, 20 – opposed)

There was a motion to postpone all special items until a special meeting to be called in October. The motion passed (28 – yes, 6 – opposed).

The October meeting will be only for discussion and vote on the Bridgeview development and support or non-support of changes to PD820.

Voting By-Laws. Tom Faust moved to adopt the by-laws changes that are listed below, requiring motions that are on the agenda to pass by a 2/3 majority, and those that are not on the meeting agenda to pass with a 4/5 majority.

The changes are as follows:

## ***Changes to Article 4.7 Representation of the Association***

Replace the current version of Article 4.7.2

4.7.2 The president, or the president's designee, shall be the only official authorized to represent the Association to any City of Dallas committee or body, to any community group, or to any other organization or person. The president is only authorized to represent the Association's position on an issue after it has been approved by a majority vote at any quarterly or special meeting of the Association, at which a quorum is present.

with the following:

4.7.2 The president, or the president's designee, shall be the only official authorized to represent the Association to any City of Dallas committee or body, to any community group, or to any other organization or person. The president is only authorized to represent the Association on an issue if it has established a position by a vote of the membership, at a quarterly or special meeting of the Association at which a quorum is present.

4.7.2.1 If a motion proposing a specific position on an issue is published in the agenda for the meeting:

- The Association establishes an affirmative position if 2/3 of the votes cast are in favor of the motion.
- The Association establishes a negative position if 2/3 of the votes cast are opposed to the motion.
- The Association establishes a neutral position if more than 1/3 and less than 2/3 of the votes cast are in favor of the motion.

4.7.2.2 An issue may be listed in the agenda for the meeting, without a motion proposing a specific position on the issue. Under these circumstances, if an Association member makes a motion from the floor, proposing a position on the issue:

- The Association establishes an affirmative position if 4/5 of the votes cast are in favor of the motion.
- The Association establishes a negative position if 4/5 of the votes cast are opposed to the motion.
- The Association establishes a neutral position if more than 1/5 and less than 4/5 of the votes cast are in favor of the motion.

4.7.2.3 When the Association establishes a position on an issue, the President or the President's designee will communicate that position to any relevant outside entities within 72 hours. If the Association has chosen to take a neutral position on the issue, the President is expressly prohibited from disclosing the number of votes favoring and opposing the motion.

## ***Changes to Article 11: Amendment of Bylaws***

Replace the current version of Article 11.1:

A vote to amend the bylaws may only be taken at a quarterly general meeting of the Association, and only if proper notice of the meeting has been given. The secretary must certify that a quorum is present before any vote to amend the bylaws can be taken. If a quorum is present and the requirements for notification have been met, the bylaws may be amended ~~by a majority vote of the members present.~~

with the following:

A vote to amend the bylaws may only be taken at a quarterly general meeting of the Association, and only if proper notice of the meeting has been given. The secretary must certify that a quorum is present before any vote to amend the bylaws can be taken. If a quorum is present and the requirements for notification have been met, the bylaws may be amended **if 2/3 of the votes are cast are in favor.**

Replace the current version of Article 11.2:

Proposed amendments must be sent to all Association members along with notification of intent to amend Bylaws at least ~~ten~~ days in advance of the meeting where ballots will be counted. Amendments are restricted to those that are proposed and listed ~~in the ballot.~~

with the following:

Proposed amendments must be sent to all Association members along with notification of intent to amend Bylaws at least **45** days in advance of the meeting where votes will be counted. Amendments are restricted to those that are proposed and listed **in the advance notification.**

The motion passed (28 – for, 18 – opposed).

The meeting adjourned at 9:00 pm

Respectfully Submitted,

Cathy Birkelbach

CHNA Secretary

June 18, 2013