

COCHRAN HEIGHTS NEIGHBORHOOD ASSOCIATION
MINUTES
of
September 24, 2012 Meeting

The September quarterly meeting of CHNA took place at Hibiscus on Henderson on Monday, September 24, 2012. After attendees signed in, socialized, and voting cards were distributed to members, **CHNA President Kent Cobb** called the meeting to order, giving his opening remarks, thanking Hibiscus for their hospitality and explaining the reasons for **Ryan Kruger's** resignation as President and the process by which **Kent** became President.

Treasurer's Report

In the absence of Mary Cronin, **Alan Rister** gave the Treasurer's report. He reported that as of August 31, 2012, CHNA has \$11,943.95 in the bank.

Minutes from June 25, 2012

The minutes from the June meeting were not read, as the Secretary could not readily locate them. However, the minutes were distributed to the CHNA residents by email within 7 days after the June meeting. A condensed version of the minutes is appended to these minutes.

Officer/Board Election

Kent stated that the office of Secretary (now filled by Mary Miller), the office of Treasurer (now filled by Mary Cronin), the board-at-large positions now filled by Alan Rister and Allen Mondell, have expired and were up for a vote at this meeting. **Kent** asked for a quorum to be declared and **Alan Rister** (substituting for Treasurer Mary Cronin) and **Mary Miller** (Secretary) declared there was a quorum present. At the June 25 meeting, the following people announced their candidacy for office: Mary Cronin for re-election as Treasurer, Allen Mondell for re-election as at-large board member, and Sandy Sander for the board position vacated by Alan Rister. **Piya Kruger** nominated **Cathy Birkelbach** for Secretary. After calling for any more nominations from the floor, and there were none, **Kent** instructed the voting members to circle or write-in their choices for the four officer/board positions. Ballots were collected and counted by **Alan Rister** and **Judy Sullivan**; results were to be announced at the end of the meeting.

Bond Program and Complete Streets

Kent gave an introduction about the City's 2012 Bond Program and Complete Streets, and distributed written materials regarding these important programs. He said that we were going to join with at least two other neighborhood associations, Henderson and Vickery Place, to host a special meeting in October to give our members an opportunity to hear the details of why we should vote for the 2012 Bond package in November. **Kent** also mentioned the Complete Streets Open House on Thursday at City Hall and this weekend's Knox Street demonstration created by the design firm who is designing the Complete Streets projects.

Fitzhugh/Bennett Development Project Report

Shei Unger gave an update on the planned development of the Fitzhugh/Bennett project. **Shei** reported that the developer, Mr. Winstanley, had lost his investors and there was no longer a formal plan to develop that block of land at this time. He stated that he would stay abreast of the news regarding this property and update the CHNA from time to time as a new development plan emerges. The floor was opened for questions and discussion.

Sidewalk Committee Report

Shea Petricek gave an update on the Sidewalk Committee's work so far. He discussed some of the information that Alan Rister obtained from the City about how we can get on the City's sidewalk replacement program and about shared costs to the homeowner and the City. The floor was opened for questions and discussion.

Dog Park Committee Report

Cleo Petricek gave an update on the Dog Park Committee's work so far. **Cleo** passed around a poster with photos showing the area at Cochran Park that the committee believes would be a preferred location for the dog park. She also read a proposed mission statement for the dog park and discussed possible funding sources from the adjacent and nearby businesses and corporate apartment owners. The floor was opened for questions and discussion. There was a discussion about CHNA taking a vote to declare our support for the dog park to be built in order to be able to informally let Pauline Medrano and the other neighborhood associations know of our positive support. **Kent** registered his opposition to CHNA taking any vote regarding the dog park at this time, before our Dog Park Committee meets with the other neighborhood associations – particularly Henderson NA, since Cochran Park is located within that neighborhood's boundaries. After further discussion, **Arlene Colbert** moved, **Allen Mondell** seconded the motion, that CHNA declare our support for the dog park at Cochran Park. There were 40 votes in favor, 0 opposed.

DRAM Board of Adjustment Application

Referencing the handouts that were distributed to the meeting, **Kent** described the history and physical parameters of DRAM's patio extension they built over the sidewalk on Henderson, and the timing and Board of Adjustment process regarding the DRAM bar's request for retroactive approval of its build-out. He then summarized the objections given by Vickery Place Neighborhood Association to such construction, and their desire for CHNA to support their request for BoA denial of DRAM's appeal. The floor was opened for questions and discussion. Then, **Piya Kruger** moved, **Sandy Sander** seconded the motion, that CHNA support Vickery Place Neighborhood Association to deny DRAM's appeal to the Board of Adjustment, and notify VPNA of our support. There were 35 votes in favor, 0 opposed.

5003 Homer Zoning Change

Kent introduced the subject of the developer's efforts to have the zoning for 5003 Homer changed from single family to multi-family in order to build a duplex on that lot. **Kent** then invited **Jim Vencill**, the designer and builder of the duplex, to describe the project. After **Mr. Vencill** finished describing the proposed building and giving the reasons for the zoning change, the floor was opened for questions to **Mr. Vencill**. **Kent** then dismissed **Mr. Vencill** in order to continue a closed discussion of the proposal. After discussion, **Allen Mondell** moved, **Alan Rister** seconded the motion, that CHNA oppose the developer's efforts to re-zone 5003 Homer for multi-family, and communicate our opposition to City Planning Commission members Liz Wally and Paul Ridley and City Council members Pauline Medrano and Angela Hunt. There were 42 in favor, 0 opposed.

Officer/Board Election Results

The ballots having been counted, **Kent** announced the results of the election. **Mary Cronin** was re-elected Treasurer, **Cathy Birkelbach** was elected Secretary, **Allen Mondell** was re-elected to board-at-large, and **Sandy Sander** was elected to board-at-large.

New Business

Arlene Colbert spoke about her effort to get some more lighting on Alcott, and said that Fred Muller, owner of the house next to hers, agreed to allow Oncor to place a streetlight in his yard (parkway). **Arlene** then announced the new Big Brothers Big Sisters program, "E-mentoring" and invited anyone who would like to mentor high school students and help them learn how to use electronic communication devices, to volunteer.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Mary Miller
CHNA Secretary,

COCHRAN HEIGHTS NEIGHBORHOOD ASSOCIATION
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of
June 25, 2012 Meeting

The June quarterly meeting of CHNA took place at Hibiscus on Henderson on Monday, June 25, 2012. After attendees signed in, socialized, and voting cards were distributed to members, CHNA President Ryan Kruger called the meeting to order. After his opening remarks, thanking Hibiscus for their hospitality and asking new residents of Cochran Heights to introduce themselves, Ryan spoke about the neighborhood initiatives survey that was distributed as attendees arrived.

Neighborhood Initiatives and Survey

Ryan stated that he will review everyone's survey, prioritize what projects or issues hold most interest, and will send the results to everyone on the email distribution, asking for volunteers to be involved in the work and development of these projects. Several members brought up ideas and questions regarding needed projects and possible ways the Association's money could be used.

Fitzhugh/Bennett Development Project

Ryan then introduced the subject of the proposed development plans for the Fitzhugh/ Bennett project by Steve Gottsecker, owner of the property and Ellis Winstanley, developer. Ryan then asked Ellis Winstanley to describe the development plan. Mr. Winstanley gave an overview of his company's development plan for the area. The floor was opened for questions and comments, to which Mr. Winstanley responded.

September Elections

Ryan then opened the subject of Board elections slated for September. There are four positions up for election: Alan Rister's seat as Board Member at Large, Allen Mondell's seat as Board Member at Large, Secretary (now held by Mary Miller), and Treasurer (now held by Mary Cronin). Ryan asked for declarations or nominations from the floor and Mary Cronin declared her candidacy to keep her position as Treasurer; Allen Mondell declared his candidacy to keep his seat on the Board; Alan Rister nominated Mary Miller to keep her position as Secretary (which she declined, so Alan withdrew the nomination); and Sandy Sander declared his candidacy to fill Alan Rister's seat on the Board. Ryan encouraged everyone to contact anyone who might be interested in participating on the Board to come to the next meeting when we will have elections. There will be an opportunity for write-in nominations at that time.

So far, the candidates are as follows: Board Member at Large – Allen Mondell
Board Member at Large – Sandy Sander
Treasurer – Mary Cronin
Secretary – [no candidate as yet]

Old Business

Arlene Colbert spoke about the Bonham School closing after 89 years of service to the community. The Principal, all of the Teachers, and the Staff transferred to a new school in Pleasant Grove, the Adelfa Callejo Elementary School. The DISD will “mothball” the school (keep it empty and unused, but spend a minimal amount – \$35,000 per year – on maintenance). Arlene stated that we need to get DISD to remove the temporary buildings as soon as possible, as they get to be “eyesores” very quickly.

Kent Cobb gave the update on the parking lot. Some individual neighbors prepared an appeal to the Board of Adjustment, had the hearing last week, and the City denied their appeal. The City decided to approve an 8-car parking lot, without the alley abandonment, and with three light poles no higher than 10 feet.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Mary Miller
CHNA Secretary,