

**Gaywood Civic Club
Meeting Minutes
Annual Meeting – January 31, 2012
7:00 PM, Rummel Creek Elementary School**

The meeting was called to order at 7:10 PM by the President of the GCC, Jim Petruzzi. A total of 24 Gaywood residents were in attendance representing 18 households. Jim began the meeting by introducing the current Board members of the GCC.

Constable Report

Jim introduced Officer Karen Goetz who gave the Constable report. Officer Goetz noted that there had been only one burglary in Gaywood in 2011, on W. Gaywood. Another nearby burglary occurred on Wycliffe. There was significantly more criminal activity on the other side of Gessner.

Officer Goetz suggested that all homeowners with alarm systems change their security company contact numbers so that the Constable is the first to be called in the event of an alarm. The Constable does not charge for false alarms, and notifying them promptly would increase the chances of catching burglars. She then offered some additional safety tips, such as making sure that safes are bolted to the ground, and not leaving any valuables visible in parked vehicles. To arrange a free home security inspection, homeowners can contact the Constable's office at 281-463-6666 and ask for Sergeant Mitch Hutter.

A homeowner asked whether it would be possible to post a sign that indicates the speed of passing cars on E. or W. Gaywood. Officer Goetz said to contact the office at 281-463-6666 to ask if that would be possible.

A homeowner asked whether the no-parking zone on the Boheme curve could be extended. Officer Goetz replied that the issue would need to be taken up with the City of Houston. The homeowner then pointed out that there was a gas pipeline under the street at the Boheme curve and asked whether parking over a gas pipeline was a violation of any laws. Officer Goetz said she would check.

ACC Update

Jim said that approximately six new homes were built in Gaywood in 2011. Builders are getting better at compliance with the Deed Restrictions.

Jim proposed that the GCC impose a \$500 fee for initial ACC review of plans for new construction, and a \$250 fee for follow-up reviews. He also proposed a \$250 fee for initial ACC review of plans for extensions of existing construction, and \$150 for follow up review. A motion to impose these fees was made and seconded and passed unanimously by a voice vote.

2012 Budget

The 2012 budget was then discussed. Operating expenses for 2012 were estimated to be \$46,024, and dues would need to be increased by 5% to \$330/year in order to cover increases in trash and Constable charges as well as legal and other expenses. After a brief discussion of the budget it was put to a vote and was approved unanimously by a voice vote.

Election of 2012 Officers and Directors

Jim introduced the current officers and directors of the GCC. Elections were held for the four officer positions and for the Director #3 position held by Bill Jensen. Nominations were first taken for the two vacant officer positions on the Board. Former Treasurer Donna Brown has moved, and former VP Perry Harrell is also moving. Gustavo Zapater was nominated for VP, and Joe Depaula was nominated for Treasurer. John Vassar was then nominated for the Director #3 position. All of the remaining incumbent officers and directors were nominated to continue in their present positions. The complete slate of officers being considered for election was:

President: Jim Petruzzi
Vice President: Gustavo Zapater
Secretary: Steve Gross
Treasurer: Joe Dapaula
Director #3: John Vassar

This slate of officers was elected by a unanimous vote of those present. Scott Humphrey will continue to serve in the position of Director #1, the term of which expires in 2013. Pat Delaune will continue to serve in the position of Director #2, the term of which expires in 2014.

Vote on Statutory Guidelines

Because of recent changes to the Texas property code, the GCC was required to file several policy documents related to the new statutes. These included an Open Records Policy, Payment Plan Policy, Records Retention Policy, all of which were previously approved by unanimous vote of the Board.

An additional document, "Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items" which is also related to new statutes in the Texas property code, required a vote of GCC. The proposed guidelines had been distributed with the GCC meeting notice prior to the meeting. Jim explained that the GCC is not required to have these guidelines, but that the guidelines provide a mechanism to empower the ACC to review submissions to make sure they are in compliance with the new statutes.

A homeowner pointed out that the language in the guidelines is mostly copied directly from the statutes. Several homeowners questioned why they were necessary, questioning why violations of the statutes couldn't just be reported to the authorities. Another homeowner commented that some of the guidelines, such as those relating to solar panels and rain barrels make sense, but the phrase "visible from the lot next door" is a concern, that the restriction on door color seemed excessive, and felt that the status quo seemed to be working okay and that the new guidelines weren't necessary. Jim replied that without the guidelines the ACC would not have authority to enforce the statutes.

After some additional discussion, a motion was made and seconded to put the guidelines to a vote. The guidelines were then adopted by a voice vote.

The meeting was adjourned at 8:25 PM.

Addendum to January 31, 2012 GCC Meeting Minutes

Subsequent to the meeting on GCC January 31, Joe Depaula, who had been elected Treasurer of the GCC at the meeting, was informed that it is against his employer's policy to be an authorized signer on an outside bank account or to deal with the GCC's money. Therefore he resigned as Treasurer.

Edd Pagano then volunteered for the position, and was approved by a vote of the Board on February 6, 2012.