

**Gaywood Civic Club
Meeting Minutes
Annual Meeting – January 25, 2016
7:00 PM, Memorial Drive United Methodist Church**

The meeting was called to order at 7:07 PM by the President of the GCC, Scott Humphrey. A total of 19 Gaywood residents were in attendance representing 15 households.

Constable Report

Scott introduced Officer Karen Goetz who gave the Constable report. Officer Goetz stated that overall it had been a quiet year in Gaywood until about three weeks ago when there was a burglary on W. Gaywood while the homeowners were away at a sporting event on a Saturday between 10 AM and 1 PM. She reiterated that residents should never hesitate to call the Constable at 281-463-6666 if they see anything suspicious, and that they should save the number in their phones. She mentioned that Lt. Mitch Hutter is the contact for the Home Security Inspection service as well as operation ChildSafe. A homeowner asked about solicitors, and officer Goetz answered that you should always call the Constable to have them checked out. She also reminded everyone that they should always answer the door but don't open it to acknowledge that you're home.

ACC Review

The President of the ACC Jim Petruzzi stated that there were no new home reviews in 2015.

2016 Budget

The 2016 budget was then discussed. Scott stated that there was a small surplus in 2015. However, to cover possible increases in Constable and garbage fees, as well as expenses related to maintenance of the entry signs, a dues increase of \$15/year was proposed, resulting in annual dues of \$345/year. With the increase, operating expenses for 2016 are estimated to be \$46,444, and income is estimated at \$49,990, resulting in a surplus of \$3,546. After a brief discussion the budget was approved unanimously by a voice vote.

Election of 2014 Officers and Directors

Scott introduced the current officers and directors of the GCC. Pat DeLaune elected to retire from his Director #2 position, and Tracie Pierce was nominated to fill his position. All of the remaining incumbent officers and directors were nominated to continue in their present positions. Elections were held for the four officer positions, the Director #1 position held by Jim Petruzzi, and the Director #2 position. The complete slate of officers being considered for election was:

President: Scott Humphrey
Vice President: Gustavo Zapater
Secretary: Steve Gross
Treasurer: Kevin Guggenheim
Director #1: Jim Petruzzi
Director #2: Tracy Pierce

This slate of officers was elected by a unanimous vote of those present. John Vassar will continue to serve in the position of Director #3, the term of which expires in 2018.

Wall/Sign Maintenance and Beautification

A discussion was held concerning the poor appearance and maintenance of our subdivision wall and sign, and possible future improvements. To address this issue, the Board will undertake the following steps:

1. Remove all vines and other growth from the wall, and trim the branches on the existing trees.
2. Obtain a quote to power wash the wall and wooden railings, and to repair cosmetic problems with the brick. The Board will then decide whether it is prudent to immediately expend these funds, or wait until a more comprehensive beautification plan is approved.
3. Organize a committee to study and recommend options for beautifying and/or updating the wall. At this point, options include: improving landscaping, replacing signs, adding irrigation, updating/improving the wall, replacing the wall. The committee will present its recommendations to the Board, which will then consider the recommendations for possible action. Any recommendation of the Board that would involve an assessment in order to pay for the proposed improvements would be presented to the members of the association for approval.

We are looking for a person to lead the committee described above and for other members who would like to serve on the committee. If you are interested, please contact Scott Humphrey at 281-546-6423 or shumphrey77079@gmail.com.

Construction and Lawn Maintenance Noise

It was proposed that the association should consider further limiting the approved hours for outside work (including construction, lawn maintenance, and other work) that is stated in Section 3.14 of the Deed Restrictions. There was broad agreement by those present at the meeting that the starting time for such work should be changed from 7:00 a.m. to 8:00 a.m. on weekends. It was also proposed that construction hours on weekends be further limited and/or eliminated entirely. Any change to this section of the Deed restrictions, however, would require approval by a majority of the association members. The Board will consider whether to hold an election to consider changes to this section of the Deed Restrictions.

Deed Restriction Enforcement

Multiple attendees expressed their concern that the association does not have the ability to assess fines or penalties to address serious and ongoing violations of our Deed Restrictions. The current Deed Restrictions do not allow the Board to assess such fines or penalties. The Board agreed to study the issue, and to decide whether to propose an amendment to the Deed Restrictions that would allow the Board to assess fines or penalties for violations of the Deed Restrictions.

Neighborhood Directory

Louise Sweet volunteered to help put together a directory of the families living in our neighborhood, similar to what we have published in the past. If you are interested in assisting Louise, please contact Scott Humphrey at 281-546-6423 or shumphrey77079@gmail.com.

Social Director

We would like someone to serve as the “social director” for our neighborhood, which would primarily involve organizing our annual holiday party. If you would like to serve our neighborhood in this role, please contact Scott Humphrey at 281-546-6423 or shumphrey77079@gmail.com.

The meeting was adjourned at 8:25 PM.