

RPIA General Membership Meeting Minutes – September 18, 2017

The general membership meeting of the Ryan Place Improvement Association was held in Mitchell Hall Parlor at St. John's Church on Monday evening, September 18, 2017, with President Cade Lovelace presiding and Cindy Belknap as secretary. A quorum was established and the meeting was called to order at 7:15 P.M.

Board Members in Attendance – Cade Lovelace, President; Chris Gee, Vice-President; Ryan Scharar, Treasurer; Cindy Belknap, Secretary; Ruth Karbach, Director of Membership; Tim Keith, Director of Activities; Donna Darner, Director of Historic Resource; Aaron Shutt, Director of Infrastructure; Keely Welder, 5th Ave. St. Director; Josh Gardner, 6th Ave. St. Director; John Belknap, 8th/James/Stanley St. Director; Kendall Wells, College Ave/Cantey St. St. Director; Carmel Helsley, Elizabeth Blvd. St. Director; Diane Zemkoski, S. Adams St. St. Director; Kris Savage, Willing Ave. St. Director.

President Cade Lovelace opened the meeting by thanking Directors Ruth Karbach and Tim Keith for organizing and hosting the Ryan Place Business Summit Mixer which preceded the RPIA General Meeting at 6:30 P.M. The RP Business Summit Mixer featured several businesses owned by Ryan Place residents, and was an opportunity for residents to network with other residents. It was attended by approximately 45 people.

Code Compliance Officer Report – The new code compliance officer for Ryan Place, Eric Muhammad, introduced himself and stated he is currently working on backlog of cases. His area of responsibility is bordered by Rosedale, Berry St., 8th Ave., and I-35W.

NPO Report – Neighborhood Police Officer Sergio Guadarrama reported that burglaries continue to be an issue in Ryan Place and Fairmount. He worked undercover this past Saturday morning and caught a thief. The burglar who broke into Melt Ice Cream on Magnolia has been identified. Officer Guadarrama had been in Houston helping in the aftermath of Hurricane Harvey.

Ryan Place Park (aka Triangle Park) Committee Report – Mr. Sean Crotty of Ryan Place Dr., representing the Ryan Place Triangle Park Committee, presented a prospectus and draft site plan for said park. In summary, the goal of the project is to offer green space in a pass-thru, not active (no playground), park; repair infrastructure (repair irrigation system, remove obstructions, control erosion); improve/add amenities (ADA compliant sidewalks, plant trees, maintain historical aspects). The Committee will be meeting with the City to discuss how much of the project the City will fund. President Lovelace requested the committee present their vetted plan to the RPIA Board so that the Board may help support the Committee when interacting with the City and with the Parks Department. Of note, the Parks Department has become more active in maintaining the park once they were reminded that they are responsible for the park.

President Report – President Cade Lovelace reported on the following subjects:

- a. Nominating Committee – President Lovelace proposed the following people to serve on the RPIA Nominating Committee which will be responsible for nominating candidates for board positions whose terms will be expiring at the end of the November 2017 general meeting: Three at-large committee members: Karly Johnston, Lliisa Lewis, and Lisa Logan; two Board members: John Belknap and Josh Gardner.

Director Chris Gee moved to approve the Nominating Committee appointees John Belknap (board member), Josh Gardner (board member), Karly Johnston (at-large), Lliisa Lewis (at-large), and Lisa Logan (at-large). Motion passed.

- b. Zoning Case ZC-17-125 – an RPIA Special Board Meeting may be called to discuss Zoning Case ZC-17-125, the request for a zoning change to allow for a three-story with basement self-storage building in the Rosemont neighborhood at 3101 6th Ave, 3108-3112 5th Ave, and 1301 W. Berry St. The case is to be heard by City Council on Tuesday, October 10, 2017. Zoning Commission has already approved the request.
- c. Bond Package – A Bond Package Meeting is scheduled for September 30, 2017. The RP Bond Committee, chaired by Vice President Chris Gee, will be presenting four requests: fix curbs along Elizabeth Blvd., fix drainage issues on Jessamine St. west of Willing Ave. and on W. Bowie St. at Ryan Place (Triangle) Park, street repairs on 8th Ave. between Cleburne Rd. and Berry St., and the Daggett Park improvement project.

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Secretary Report – Secretary Belknap presented the August 21, 2017 Board Meeting Minutes.

Director Chris Gee moved to approve the August 21, 2017 Board Meeting Minutes. Motion passed.

Treasurer Report – Treasurer Ryan Scharar provided the October 2017 Financial Report with year-to-date revenue and expenses as of September 18, 2017.

Membership Report – Director Ruth Karbach provided a September 2017 RPIA Membership Report.

Activities Report – Director Tim Keith reported that the RP Fall BBQ event will take place on September 30, 2017 from 3 P.M. – 6 P.M. at the home of the Baldwins and a Movie in the Park will be held November 3, 2017 at Ryan Place (Triangle) Park. Director Keith requested that any contribution made to RPIA from September 15, 2017 thru October 15, 2017 go towards buying backpacks for Houston Independent School District (HISD) children as part of Hurricane Harvey relief.

Director Ryan Scharar moved that for all contributions received by RPIA from September 15, 2017 thru October 15, 2017, RPIA will make an equivalent amount cash contribution to Houston Independent School District (HISD) for fully packed backpacks. Motion passed.

Historic Resource Report – Director Donna Darner reported that the City's Planning and Development Department is holding a public meeting for residents to learn about proposed updates to Fort Worth's Preservation Ordinance on September 25, 2017 at 6 P.M. at Thistle Hill.

Home Tour Report – Home Tour Chair Sarah Rucker reported that all houses have been confirmed for this year's home tour. The Drakes will be hosting the home owners' party. Volunteers are needed for the home tour.

The meeting was adjourned at 7:52 P.M.

Respectfully submitted,

Cindy Belknap
Secretary