

RPIA Board Meeting Minutes – January 25, 2021

The board meeting of the Ryan Place Improvement Association was held via Zoom on Monday evening, January 25, 2021, with President Tim Keith presiding and Sarah Geer as secretary. A quorum was established, and the meeting was called to order at 7:08 p.m.

Board Members in Attendance: Tim Keith (President), Ryan Scharar (Vice President), Jen O’Connell (Treasurer), Sarah Geer (Secretary), Chris Ebert (Historic Resource), Jake Neal (Membership), Jason Jones (Public Safety), Jeff Schroeder (Activities), John Belknap (Parliamentarian), Josh Gardner (6th Ave), Ryan O’Connell (Ryan Place Dr), Barbara Forshey (Willing Ave), Chris Gee (5th Ave), Kendall Wells (College Ave)

Others present included: Eric Shulman, Cade Lovelace, Ruth Karbach, Isiah Garner, Alison Gee

Special Reports

Cade Lovelace shared that he’s running for FWISD school board. There are multiple candidates for his seat so it will be important for everyone to be informed and get out and vote. Early voting is mid-April, and election day is May 1. Cade’s key issues are: make decisions based on student achievement, more transparency from the FWISD board, establish a solid plan to address COVID slide, promote equity (early education, teacher quality). His campaign website is: teamcade.com

NPO Report

- Started posting crime statistics via NextDoor
- Successfully apprehended mail thief in part due to tip from RP resident
- New police chief selected today: Neil Noakes
- FWPD is down 188 officers due to COVID
- Re: recent reports of shots fired, Officer Garner has changed his schedule to try to be on patrol during the timeframe when those have been reported
- Narcotics team looking into a home on College Ave – he will keep us posted
- FWPD is on the lookout for a bike thief – be sure to call if see anything suspicious.
- 6 thefts from vehicles since November
- Recommends carrying cell phone with you while exercising so you have a camera handy
- Re: recent indecent exposure on College Ave, person seems to be recurring/loitering and has been confrontational when approached by residents. The offender (and his residence) is known to the police, there’s a warrant out for his arrest. Don’t confront him or ask him to leave, just call police if you see him.
- When you submit a tip or lodge a report with the police, specifically state that you “request a callback” to close the loop and learn of any results and/or file a report.

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Report Summary/Notes

President's Report

- Hemphill Corridor Task Force – Tim referred everyone to today's article in the Star-Telegram for more information and provided a summary of recent actions by community members including establishing 'Hemphill No Se Vende' re: proposed zoning changes on Hemphill. RPIA has been participating in Hemphill Task Force meetings, and Tim has been in good communication with president of Rosemont neighborhood association (and has invited him to come speak to us for RPIA Feb meeting).
 - Resident Question: has RPIA had a direct presentation from task force or city rep re: Hemphill development/zoning? Will RPIA rep be attending upcoming city outreach meetings? Tim mentioned that Douglas Cooper from RPIA is engaged and thought it would be a good idea to invite Richard Ricetti to present to RPIA in Feb.
- Street Director elections
 - Tim acknowledged we are running behind on election/caucus process and cited the challenges of operating amidst COVID.
 - Reminder: under the bylaws, the RPIA board can fill any vacancy w/ two-thirds vote.
 - **Sarah Geer moved to elect Chris Gee to the S Adams Street Director position and Barbara Forshey to the Willing Ave Street Director position. Chris Ebert seconded. Motion passed.**

Vice President – nothing to report

Secretary

- Sarah noted that she circulated the November minutes via email.
- **Jake Neal moved to approve the November minutes. Chris Ebert seconded. Motion passed.**

Treasurer

- Jen circulated the draft budget.
- 2020 was a net loss of \$6,684 for the neighborhood and we will not have net positive until CCRP returns. Draft budget assumes small tour revenue ("rebuilding" year) and events in the second half of the year. We have already negotiated a reduced landscaping cost.
- Note: budget includes funds for Q1 storage for fire truck but that's it. (Amendment: Jen will update draft to reflect the approved amount from November of \$435.) Tim noted we're planning for a bigger communications effort to see if we can get neighbor support for identifying storage.
- Jen reported that RPIA may incur a tax penalty since we filed the wrong format (short form). When we started receiving CCRP funds directly, we hit the threshold which requires the long form and we're late on submitting which incurs penalty. We are filing for abatement of penalty,

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so amount (\$3,000) included in the 2021 budget is the maximum (worst case scenario). Jen also added a line for income tax preparation costs.

- Expenses expected for Daggett pavilion project are specifically designated from CCRP funds and we need to close out those accounts and can't repurpose for other ongoing projects/operations.
 - Tim noted we need to restart efforts to identify affordable contractor
- Re: Triangle Park, those are RPIA funds (not CCRP) – the goal is to formalize plans in 2021 but defer expenses to 2022 pending CCRP status to ensure normal revenues.
- Jeff noted that construction prices are high right now (up ~30%) so we need to get new bids.
- Sarah asked to reformat how CCRP Park Pavilion is shown so that we wouldn't show such a significant net loss.
- Tim noted we need to follow public health guidance but, as soon as we can, we will get back to events which can be fundraising opportunity for neighborhood.
- Chris Gee asked if the board is comfortable with planning for the Cowtown Clean-Up event given COVID. Since it's outdoors, general consensus was that it would be reasonable to move forward. Chris will coordinate with Tim and Jeff to move forward.
- **Jen O'Connell moved to approve budget with amendment to increase Fire Truck Operations to \$435. Chris Ebert seconded. Motion passed.**
- Jen mentioned that it's been floated a few times that RPIA get a debit card for recurring annual expenses (i.e., website hosting)
 - Board members raised questions regarding fees, who holds the card, protections against fraud, etc. Jen can investigate and will come back with formal plan.

Membership

- Jake shared that welcome visits continued in December with a total of six completed.
- 8 homes sold recently in the neighborhood.
- We hope to hold a newcomer event in Nov 2021 for 2020 and 2021 arrivals.

Communication

- Recall: Kipp is vacating his position and Eric Shulman has been in conversation with board members about stepping in.
- **Sarah Geer moved to elect Eric Shulman to the Director of Communication position for the remainder of the current term. Chris Ebert seconded. Motion passed.**

Activities

- Jeff will coordinate with Chris Gee to prepare for the March Cowtown Clean-up event.

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Historic Resource

- Chris suggested that we will likely need to wait until COVID lifts a bit to restart historic overlay conversation in earnest.

Public Safety

- Jason shared that the safety committee is planning a neighborhood awareness campaign: Lights, Camera, Action.” The campaign will provide information re: lighting your property, cameras, etc., and they would like to include materials as part of new resident welcome packets. They expect to launch the campaign in March/April.
- Also see above under NPO report

Infrastructure – Douglas was not present

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Sarah Geer
Secretary

Ryan Place Improvement Association (RPIA) 2021 Budget DRAFT

		<i>CORONA</i>	<i>FOR REVIEW</i>
			2021 (June-Dec events, 1/2 tour, pavilion)
	2019 Actuals	2020 Actuals	
BANK ACCOUNTS Available Balance 12/31			
Checking Account No. 1	\$ 38,352	\$ 11,349	\$ 3,279
Checking Account No. 2 (CCRP)	\$ 65,537	\$ 65,893	CLOSED
Money Market Account (unallocated)	\$ 17,689	\$ 38,088	\$ 28,088
Allocated RP Circles \$ 7862.00	\$ 7,186	\$ 7,186	\$ 7,186
Allocated Triangle Park \$19,500.	\$ 19,500	\$ 19,500	\$ 19,500
Allocated to Daggett Park	\$ 14,000	\$ 14,000	\$ 14,000
Allocated to Fire Engine Repair	\$ -	\$ -	\$ -
LIQUID ASSESTS	\$ 162,264	\$ 156,016	\$ 72,053
REVENUE			
Newsletter Advertising Sales	\$ 6,310	\$ 15,220	\$ 3,350
Softball Event Sponsorship		\$ -	\$ 2,000
Sustaining Membership Contributions	\$ 7,087	\$ 4,133	\$ 5,000
RPIA Candelight Tour - Ticket Sales	\$ 26,449	\$ -	\$ 13,000
RPIA Candelight Tour - Sponsorships	\$ 13,092	\$ 2,500	\$ 6,000
December XMAS Party Holiday Event	\$ 2,664	\$ -	\$ 2,500
Interest from MM account	\$ 724	\$ 398	\$ 400
Candlestick sales	\$ 3,045	\$ 1,125	\$ 1,000
GROSS REVENUE:	\$ 59,372	\$ 23,376	\$ 33,250
EXPENSES			
Newsletter	\$ 6,310	\$ 6,023	\$ 6,750
Printing	\$ 6,082	\$ 5,780	\$ 6,500
Bags & Distribution	\$ 228	\$ 243	\$ 250
Reoccurring Operating Expenses	\$ 15,282	\$ 19,927	\$ 18,350
Web site Domain Names & Hosting	\$ -	\$ -	\$ 400
Constant Contact& 4 sq host	\$ 208	\$ 43	\$ 400
D&O and General Liability Insurance	\$ 3,743	\$ 2,586	\$ 2,700
PO Box Rental	\$ 122	\$ 134	\$ 150
Circles and 8th Ave. gates water	\$ 781	\$ 1,040	\$ 1,100
Landscaping	\$ 9,351	\$ 14,135	\$ 11,000
Irrigation repairs	\$ 387	\$ 574	\$ 600
Gate lighting maintenance	\$ 233	\$ 924	\$ 500
Credit card processing fees	\$ 256	\$ 438	\$ 500
Fire Engine Operating Expenses		\$ -	\$ 350
Office Expense	\$ 21	\$ 54	\$ 50
Miscellaneous	\$ 180	\$ -	\$ 100
Income Tax Return Preparation	\$ -	\$ -	\$ 500

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		<i>CORONA</i>	<i>FOR REVIEW</i>
			2021 (June-Dec events, 1/2 tour, pavilion)
	2019 Actuals	2020 Actuals	
Membership Dues & Fees	\$ 670	\$ 350	\$ 670
Near Southside, Inc.	\$ 350	\$ 350	\$ 350
Fort Worth League of Neighborhoods	\$ 70	\$ -	\$ 70
Historic Fort Worth	\$ -	\$ -	\$ -
St. John's Episcopal Church	\$ 250	\$ -	\$ 250
Events	\$ 18,755	\$ 1,043	\$ 16,450
1st General Meeting (BBQ)	\$ 276	\$ -	\$ -
Cowtown Cleanup		\$ -	\$ 100
Easter Egg Hunt	\$ 55	\$ -	\$ -
Crawfish Boil (etc) with Membership Drive	\$ 901	\$ -	\$ -
Croquet Tournament	\$ 121	\$ -	\$ 200
Graduates Parade	\$ -	\$ 120	\$ 150
Softball/ 4th of July parade	\$ 750	\$ -	\$ 2,000
Summer BBQ/ Pool Party		\$ -	\$ 400
Back to School Pool Party	\$ 213	\$ -	\$ 300
Triangle Park Movie Night		\$ -	\$ 300
Halloween		\$ -	\$ 500
Neighborhood Welcome	\$ 495	\$ -	\$ 600
December Holiday Party	\$ 4,467	\$ -	\$ 4,000
CCRP Tour	\$ 11,754	\$ 923	\$ 8,000
Improvement Projects	\$ 10,474	\$ 1,217	\$ 70,993
Web Improvement Updates & Revamp	\$ -	\$ -	\$ -
Fire Engine Repair	\$ 7,500	\$ -	\$ -
Daggett Park Improvement Project		\$ -	\$ 65,893
New lighting for gates		\$ -	\$ -
Removal of 2 crepe myrtles at ground level		\$ 304	\$ -
Candlestick Expenses	\$ 2,580	\$ 70	\$ 2,500
Historic Home Signs	\$ 394	\$ -	\$ 2,600
Streetlight repair		\$ -	\$ -
Chicane Plantings	\$ -	\$ 842	\$ -
Community Engagement	\$ 500	\$ 1,500	\$ 1,000
Daggett Elementary/ Middle/ Montessori support	\$ 500	\$ 1,500	\$ 750
Ryan Place Service Award		\$ -	\$ 250
One-Time Expense			
2019 tax penalty	\$ -	\$ -	\$ 3,000
TOTAL EXPENSES	\$ 51,990	\$ 30,060	\$ 117,213
TOTAL INCOME	\$ 59,372	\$ 23,376	\$ 33,250
NET INCOME/LOSS	\$ 7,382	\$ (6,684)	\$ (83,963)