

**Minutes of the November 10, 2008 CLENA Board Meeting
6:30 p.m., For The Love of The Lake office**

In attendance: Earl Johnson, Barbara van Pelt, Susan Hello, Debbie Finger, Gloria Spence, Kay Van De Rostyne, Patricia Baillif, Erin Bender, Jim Hughes, Tom Murray

Absent: Cindy Bourne, Michael Janicek

Guest Speaker Gary Griffith

Other Attendees: David Baillif, Melanie Landay, Brad Rogers, Lisa Connaway, Leslie Davis, Scott Hello, Gary Spence

Gary Griffith kicked off the meeting at 6:30 p.m. with a presentation on the Garland Road Form-Based Zoning initiative. His handout is attached as Exhibit A.

To summarize the presentation and discussion: As part of Forward Dallas, an Advisory Council was established to look at zoning issues and their effect on neighborhoods. Former CLENA President Brad Rogers serves on this Council. There is an initiative to change from use-based zoning to form-based zoning in areas adjacent to residential communities. Grant money has been raised to hire an urban planning consultant to look at Garland Road as a whole and how development might look with mixed-use properties that did not provide such a harsh barrier between residential and commercial properties. RFP's will be issued soon with the plan to hire a consultant within 60 days. Neighborhood input will be crucial to the success of this effort.

The formal meeting was called to order at 7:47 p.m. by President Earl Johnson. The minutes of the last board meeting in August were not available at the meeting and will be presented at the next meeting for approval. The secretary reviewed the minutes from the transition meeting on October 28.

Susan Hello presented the financial report (Exhibit B), indicating that CLENA currently has \$9,035 in the bank. Barbara moved that the Board accept the report, Erin seconded, and the motion passed unanimously. The pansy sale grossed \$627 with a cost of \$335 for pansies.

Jim Hughes gave the crime report (one theft on Buckner by known parties and one shopping center car break-in and theft). There was discussion about the crime in the shopping center, particularly at Albertson's. From his conversations with AmREIT, they do not have plans to increase security at the shopping center. Kay raised the issue of getting more street lights installed and Jim said he would take requests to the City.

There was no membership report, but Susan will forward the remaining dues/volunteer forms to Barbara for dissemination of the information to the appropriate board members.

Barbara van Pelt made a motion that the board formally support efforts, led by John Widhalm, to present information concerning the renewal of deed restrictions to all homeowners in sections 3 and 4 and present them opportunities to sign the petitions for

renewal of said restrictions. Erin seconded the motion and it passed unanimously. The plan includes preparation (Debbie) and distribution (Erin) of a flyer announcing that volunteers and a notary will be positioned in the triangles at Losa and Tranquilla and Redondo and Corto on Saturday, Nov. 15 from 9:00-noon. Volunteers led by David Baillif will call homeowners to encourage them to visit the triangles to learn more about the deed restrictions and sign, if they wish. Various board members contributed money to purchase coffee and donuts for Saturday and volunteered to help. Two notary publics have volunteered to be present on Saturday to authorize signatures.

Tom Murray reported that the Yard of the Month committee met and selected 9810 El Patio for November. The Holiday Lights pick will be made on Dec. 7. Tom will contact Little Forest Hills to ask for details of their Fix-It Committee. While driving the neighborhood to select YOTM, it was noted that many homes are in need of yard work (cleaning beds, trimming low branches, shrubs, etc.) and Tom would like to have a selection process in place and begin the program in March.

Kay Van De Rostyne reported that she was sending contact information for area schools to Debbie Finger for inclusion on the website.

Debbie Finger reported that it was time to renew the web hosting contract with Go Daddy.com at an annual cost of \$83.88. She made a motion to that effect, Barbara seconded it and it was unanimously approved. Debbie is preparing a newsletter brief for distribution the week of November 10 and the board approved expenses of up to \$100 for printing (Debbie made the motion, Jim seconded, unanimous approval). The next newsletter is scheduled for December. Tom will help sell ads.

Patricia Bailiff gave the External Affairs report, (Exhibit C). Much of the report dealt with the ongoing renovations and tenant changes at the shopping center.

Gloria Spence gave the Social Activities report. She will be out for surgery in December and unable to plan a holiday party. Earl had contacted Rosi's Mexican Restaurant on Ferguson to explore holding a party there on December 5 or 12. Board members, block captains, and spouses/dates will be invited to the Dutch treat BYOB party. Earl is organizing and volunteers were recruited. Gloria made a motion to reserve Winfrey Point for a CLENA party on March 15 and to authorize the necessary deposits, Barbara seconded and it was approved unanimously. A volunteer committee will be formed to assist Gloria.

Erin Bender provided an updated list of block captains (Exhibit D) for the newsletter and website.

With no further business, the meeting adjourned at 9:30 p.m.

Attachment A – Report from Gary Griffith

To view this document, go to the Community News section and download the Garland Road Vision Study.

External Affairs Issues

11/10/08

- 1) Intersection: TX Dot - TxDOT reports being ahead of schedule and will be working with the center to optimize traffic in and out of the center during the holiday season. Just a few unexpected conditions have been encountered.
- 2) Northwest Highway, Lawther to Flagpole Hill Causeway: TxDOT reports the contract has been signed and is scheduled for their contractor to start in January. Currently the work along this stretch is being done by DWU
- 3) Dallas Form Based zoning changes: City Council today voted to delay this and have a public hearing on December 3, 2008.
- 4) Relocation of church at 9200 Garland Road and redevelopment as Community Retail (front on street) and Medical office (Back half). Zoning revisions complete and developers given the go-ahead. No activity on this so far and no schedule has been disclosed.
- 5) Peavy/Garland Road intersection: no timing on when that will be started - not on the schedule right now.
- 6) Shopping Center: re-do progress at about 60% complete. They want to be mostly done by mid December. Casa Linda neighbors are encouraged to follow center news on their web page, which is being updated every month. They are still playing with the color schemes, now more dealing with where and not as much about what colors.
- 7) Banks at CLSC: **WAMU**: They have not been informed about their future status. Chase Bank already has a location on the North corner of Buckner & Garland and WAMU's staff expects to be absorbed into the Chase operation like Bank One was handled. No timing has been disclosed. **Wachovia Bank** (Now Wells Fargo): They have no word on

the name change date but expect to remain in their location on the corner.

- 8) Restaurant: Lil' Frankis: Apparently is gone based on a sign in their window. Center management has not been notified.
- 9) Chili's: Center's contractor is hurrying exterior work for a rapid completion for the new grand re-opening. Interior re-do is about complete and is vastly improved. Go see.
- 10) Another Broken Egg: (Old Eckerd's space) Lease is solid but no interior work by the tenant has been started.
- 11) Synapse: New tenant in center: (Next to FTLOTL) an inconspicuous location for a community outreach project for a Federally funded research effort being conducted by UT Dallas to study the re-education/retraining potential for the aging/aged.

Attachment D – Block Captains as of 11/10/2008

Block	# of Homes	Block Captain	Address	Phone/Email
1300/1400 El Patio	18	Patrick & Gina Murphy	1403 El Patio	469-585-1731 gina_murphy@sbcglobal.net
1400 Bella Vista	19	Rita Doubek	1429 Bella Vista	214-327-6541 ritarene1@yahoo.com
1400 El Campo	21	Dan Schmalzer	1421 El Campo	214-357-6660 1bigfish@fishtour.com
1400/1500 El Corto	13	Sharon Hise	1407 Corto Drive	214-328-8244 Sharon.hise@gmail.com
1400 San Saba	18	Aimee Padden	1420 San Saba	214-324-1767 apadden@ix.netcom.com
1400/1500 Tranquilla	29	Susan Widhalm	1502 Verano	214-367-8767 d-2@swbell.net
1400/1500 Sereno	31	Ann Perry	1427 Sereno	214-327-2168 fperry@sbcglobal.net
1400-1500 Verano	24	Carlos Salazar	1419 Verano	214-321-2688 carlos.h.salazar@chase.com
1500 Bella Vista	19	JulieAnn Bever	9417 Hermosa	214-328-8422 julieannbever@yahoo.com
1500 El Campo	29	Lisa Barse	1553 El Campo	214-319-0054 lisa.barse@acs-inc.com
1500 San Saba	30	Lisa Connaway	1527 San Saba	214-802-7432 reddog820@mac.com
93/94/9500 Alta Mira	34	Ellen Osburn	9532 Alta Mira	214-327-7292 ebosburn@swbell.net
9300/9400 Redondo	20	Debbie Finger	9303 Redondo	214-328-3441 debfinger@swbell.net
9400 Hermosa	10	JulieAnn Bever	9417 Hermosa	214-321-8422 julieannbever@yahoo.com
9500 Hermosa	4	Dawn Cleaves	9523 Hermosa	214-500-2063 dc@si-murals.com
96/97/98/9900 El Patio	20	Jerry Sutton	9911 El Patio	214-327-9301 jsutton@jonesday.com
95/96/97/9800 Redondo	20	Phil Phelps	1402 Tranquilla	214-321-2440 modernartstudios@sbcglobal.net
9800/9900 Angora	14	Paul Macaluso	1215 Selva	214-321-2869 pd-mac@hotmail.com
96/97/98/9900 Losa	27	Emily Heitzman	9814 Losa	214-328-6027 emmie.m@sbcglobal.net
Selva – North/South	20	Paul Macaluso	1215 Selva	214-321-2869 pd-mac@hotmail.com
N. Buckner – East	14	Kevin Ganter	1438 Buckner Blvd. N.	214-321-9023 kganter@sbcglobal.net
N. Buckner – West	11	Curtis Gafford	1435 N. Buckner	214-327-6501 curtisJenny@sbcglobal.net
1200 Tranquilla	12	Emily Heitzman	9814 Losa	214-328-6027 emmie.m@sbcglobal.net
Total Homes	457			