

## CASA LINDA NEIGHBORHOOD ESTATES ASSOCIATION

Board Meeting

Date: July 14, 2008

Location: Highland Park Cafeteria, Casa Linda Plaza

Board Members in Attendance

Earl Johnson

Jim Hughes

Susan Hello

Brad Rogers

Mickey Letart

Gary Spence

John Widhalm

Phil Phelps

Melanie Landay

A regular meeting of the Board of Directors was held on July 14, 2008, at the Cafeteria. A quorum being present, the meeting was called to order at 6:40 pm by Earl Johnson, President.

Minutes of the June Board Meeting were approved as read.

### **REPORTS OF OFFICERS**

President: Earl Johnson welcomed guests Max Davis, Susan Remele and Gerhart Stuben.

To date, there has been no more medical waste reported in the creek running along San Saba. Earl has inquired of the resident who first reported the problem, but according to the resident only the usual trash has been found hi the creek. The City has made a formal check and report.

Bylaws Committee: The committee is working long hours to complete amended bylaws by the September election. Time is running out and although much has been accomplished, much still needs to be discussed and dealt with.

Deed Restrictions in Section 2, 3, and 4 are due for renewal in January, 2009. The current Board will aid and support each section, if and when each section wishes. The new Board, after the September election, will be in a better position to aid each section with the renewal process, as requested. Each section should inform the Board of their intention regarding renewal of their Deed Restrictions.

Vice President: Jim Hughes reported a robbery of Quizno's. The perpetrator claimed he had a gun, although he did not show one. He took the money hi the cash register but did not harm anyone. A burglary occurred at Sergio's Jewelry store. This occurred during overnight hours. The burglars gained access through the Theater and the connecting attic. They stole only low-end items as the expensive jewelry was in the safe.

Jim has discussed with Am Reit, the owners of Casa Linda Shopping Center, about a place for the Dallas Police to park and frequent the shopping center. Am Reit representatives are looking for ways to make this a reality.

Tomorrow night, July 15, 2008, is the Quarterly Crime Summit for the Northeast Division. Deputy Chief Jan Easterling will provide crime result summaries along with goals for the division and then each Sector will breakout into their own groups to meet the police who work their area. Each group will identify issues for it's area it wishes the Police Department to work on for the following quarter.

Jim would still like to form a committee to look at closing some streets in our neighborhood. He feels this would decrease traffic and crime.

Treasurer: Susan Hello reported cash on hand \$12,925.62. Susan has filed back taxes and submitted necessary form to obtain a non-profit status. CLENA status will be 501.C.7. The State will let us know soon.

External Affairs: Gary Spence reported that the Shopping Center renovation is on schedule. The paint colors are still in question. A walkway by the vacated Eckerd store, above The Love of the Lake office, will be added. Construction on the intersection at Buckner and Garland Road is underway. The majority of the work is occurring at night and underground.

Social: Mickey Letart reported we had a GREAT party in the Park. He came in under budget primarily because of donating \$500.00 worth of tables, chairs and decoration. And donating \$800.00 cash. Mickey thanked the committee members and the volunteers who helped with the set-up and clean-up. He also thanked the Block Captains for getting the invitations to all of the households.

Beautification: Phil Phelps' full report is attached, hi summary, the Beautification Committee studied and worked on the 10 neighborhood triangles. There have been three successful triangle clean-ups on Saturdays during spring and summer. The triangles that benefited from the clean-ups are: Tranquilla at Losa; Hermosa at Alta Mira (two Saturdays); Hermosa at San Saba; and San Saba at San Leandro. The cleaning consisted of raking, removing leaves and debris, weeding flower beds and mowing, when necessary.

After receiving permission from the Dallas Streets Department to have the trees trimmed, the Committee obtained bids from three tree companies. After careful consideration, the Committee selected Just Trees to do the trimming.

Communications: John Widhalm's full report is attached. John reported on Deed Restrictions for Sections 2, 3, and 4 which expire January, 2009. John is requesting that a Petition Committee be formed from each Section and must be made up from at least three owners from each Section. John said that the only expense will be the filing of the forms. He also explained that the City will not enforce Deed Restrictions. Any existing non-compliant structure is considered compliant once the Deed Restrictions have been filed.

## Reports of Standing Committees

Welcome Committee: Chairperson is Dotty Vidal. Dotty reported that retailers in the Casa Linda shopping center have been contacted to donate coupons for either free or percentage off of their products. She has identified newcomers and we have in excess of twenty-five since last September; however, we are going to start welcoming the last twenty-five newcomers with a welcome basket. It will include the donated coupons, copy of The White Rocker, CLENA directory and the last newsletter, Love of the Lake Newsletter, a postcards that states that "I have moved" and perhaps more as the Committee moves forward. Dotty is requesting a budget from the Board for \$175.00 for baskets and \$700.00 for a welcome party to include not only newcomers but all residents of Casa Linda Estates.

Yard of the Month: The Yard of the Month Committee selected the yard of Gloria and Gary Spence at 1431 Tranquilla for the month of July.

## Reports of Special Committees:

Bylaws Committee: Chairperson is Debbie Finger. Debbie reported that the final draft of the Bylaws was completed Wednesday, July 9, 2008. Many hours were spent on developing the Bylaws and they have produced a document that is a compromise document and is fair as possible for the entire community. The Bylaws will be presented to the Board for recommendations and/or approval.

## New Business:

John Widhalm moves that the Board act as a facilitator for the renewal of the Deed Restrictions which may include arranging meeting facilities, coordinating town-hall meetings, and the formation of a Deed Restrictions Committee for each Section. This motion was seconded and passed.

Dotty Vidal moves that the Welcome Committee be budgeted \$175.00 to purchase welcome baskets. This motion was seconded and passed.

Dotty Vidal moves that the Welcome Committee be budgeted \$700.00 for a party to welcome newcomers. This motion was seconded and passed.

Debbie Finger made a budget request for plastic bag door-knob hangers in the amount of \$137.00. The Board approved.

Phil Phelps moves that Just Trees be hired to trim the triangle trees at an expense of \$1,775.00, plus tax if applicable. This motion was seconded and passed.

Phil Phelps moves that the Board approve the expenditure of \$3,150.00 for the repair of five irrigation systems by Miguel's Irrigation and Drainage. This motion was seconded and passed.

Program - Joint Neighborhood Discussion:

Earl Johnson introduced the three guests GerharUStuben of CagayLinda Forrest Neighborhood Association, Susan Remele of the Dallas ~~rwtafllo^artm^t^M~~MaxDavis of Little Forest Hills Neighborhood Association. Susan spoke on behalf of Parks Department and was delighted that the project in the Park has been resumed. The money for the water drinking fountain will come from the Dallas Parks Project bank fund that Casa Linda, Little Forest Hills, and Forest Hills has contributed and the three neighborhoods will decide on the placement of the fountain. Susan Hello, Gary Spence and Susan Remele will meet and decide on an agreeable placement site.

Earl Johnson moves that this current Board reaffirm that the Dallas Parks Project funds set aside by the outgoing Board be disbursed for use of the water fountain in the Casa Linda Park. This motion was seconded and passed.

Meeting adjourned at 9:35 pm.

Respectfully submitted, Melanie Landay, Secretary