

Park Glen Neighborhood Association

Agenda Board of Directors Meeting- In-person Only
Tuesday, December 3, 2024 at 7 pm

Generations Church (formerly Alliance Church)
8400 Park Vista Blvd. (near the north end of Park Vista Blvd.), Room E100 in the Main Building
The closest parking to the Main Building Entrance door is the southeast parking lot along Desert Falls Dr (second drive from Park Vista).
Please enter through the south drop-off entrance.

APPROVED
BY BOARD
OF
DIRECTORS
ON
01/21/2025

Call to Order, Welcome, Introduction of Board Members, and Victoria Rosario, our Community Manager:

Alvin Donohue started the meeting at 7:00 PM. The quorum was met, and the meeting was called to order. The following Board Members were present in person: Alvin Donohue, Tom Kaul, Ralph Robb, Thiruvilla Mahadevan, and Melissa Medici. Paul Grove arrived after the introductions. Mark Stingley was absent. Victoria Rosario, the HOA's Community Manager, introduced herself.

Announcement of Board Actions since the October 15, 2024 Board Meeting:

- On 10/29/2024, Alvin Donohue motioned that the Park Glen Neighborhood Association make an End-of-Year (EOY) Reserve Transfer in the amount of \$33,520.68. Tom Kaul seconded the motion. The motion was voted on and approved by Mark Stingley, Tom Kaul, Ralph Robb, Melissa Medici, and Alvin Donohue. **The motion passed unanimously on 10/30/2024.**

Motion to accept board action since the October 15, 2024 Board Meeting:

- Alvin Donohue motioned to ratify that this action did happen as listed above. Ralph Robb seconded the motion. None opposed. **The Motion passed unanimously.**

Consideration of October 15, 2024 Board Meeting Minutes:

- Alvin Donohue motioned to accept the October 15, 2024, Regular Board Meeting minutes. Ralph Robb seconded the motion. None opposed. **The Motion passed unanimously.**

Board Member Reports & Comments-

President's Report:

- Alvin Donohue, President, recognized Susan Kenney for her great job coordinating the Turkey Trot event. The event went very smoothly, and there was a large turnout of participants, volunteers, and spectators. He also stated that he and the Board wanted to thank all the volunteers, participants, and spectators that were there, too.

- Alvin Donohue recognized our Halloween and Harvest Decorating Contest Coordinator, Lindsey Carlegis, for her dedication to the event. Melissa Medici was kind enough to post the pictures of all the winners on the PGNA Facebook site.
- Alvin Donohue reported that the Board is looking very extensively at the homeless situation and homeless people in the PGNA neighborhoods.
- Alvin Donohue reported on the Planned Development. One thing that's been raised is the housing plans. The Board is looking at Texas House Bill 878 with regard to accessory dwellings (ADUs). As filed, HB 878 would prevent cities from prohibiting accessory dwelling units (ADUs) on lots zoned for a single-family home or duplex and limiting control of building mass, setbacks, and height, among other things. There's a concern that if this gets passed, in places like Fort Worth, developers would be allowed to basically subdivide lots and put multiple houses on them. The House of Representatives hasn't started the session yet, but the Bill has been proposed. If PGNA residents would like to make their feelings on this matter known, make sure you tell David Lowe, our state representative, about it.

Community Manager's Report:

Victoria Rosario, the HOA's Manager, summarized and reported on the following highlights from October 13, 2024 – December 1, 2024.

- 38 invoices processed on behalf of the HOA
- 18 property ownership changes
- 29 architectural applications were submitted
- Violations Open: 255
- End-of-year financials were completed
- collected the Sidewalk Project #5 opt-in forms
- Visit www.parkglenn.org or the Neighborhood's homeowner portal for the full report.

Victoria Rosario, the HOA's Manager, summarized and reported on the following highlights from The 2023 - 2024 end-of-year financials.

- The total income for the year was \$239,000, equating to \$4,000 over what was projected.
- The reserve contribution was made for \$33,000 instead of \$31,000, which was budgeted, equating to \$2,000 over the anticipated amount.
- The total expenses, as far as anything coming out of the reserve fund, was \$264,000. She made changes to make sure that it does show in the '24-'25 budget year so that it will reflect accurately. The net total is showing a negative of \$212,000 because there were funds used from the reserve account that didn't come in from homeowner assessments this year.

Committee and Coordinator Reports:

- Gerry Sauls (Coordinator) reported on the Sidewalk Project. He's working on Phase Project #5. Opt-in letters being sent in are arriving at a very slow pace. Out of 545 homes, approximately only 80 letters have been received to date. Alvin Donohue, Board President, and Gerry Sauls have decided that a number closer to 200 letters should be received before soliciting bids on the Project. They will be sending out another e-mail blast as well as going door-to-door hanging door tags. Volunteers helping with the door-to-door effort would be greatly appreciated.

- Alvin Donohue reported on the Halloween/Harvest Decorating Contest for Coordinator Lindsey Carlegis. The winners have been announced on www.parkglen.org.
- Susan Kenney reported on the Holiday in the Park event for the Co-Coordinators. It takes place from 10 AM to 1 PM on December 14th. As always, there will be the Snow Hill, one or two bounce houses, a petting zoo, and really good entertainment, such as the orchestra from the Hillwood Middle School. The event is still looking for more vendors. The cost is only \$50 per table.
- Susan Kenney, Coordinator, reported on the Turkey Trot Event. As usual, it was a tremendous success. There were 601 participants. An increase of 149 from last year's 452 participants. There was a profit of \$9,457 from the event. She thanked Tom Kaul for coordinating the signs for the event and for the packet pickup. She thanked Alvin Donohue for the packet pickup. She thanked Ralph Robb for having Citizens on Patrol for the event. She thanked Paul Grove for being the event Treasurer, and all of the sponsors.
- Susan Kenney, Chair of the Development/Government Committee, reported on the Development Committee. Susan Kenney, Joe Hooton, and Alvin Donohue met with a development company that does affordable housing. The company wants to develop the 4.6-acre site north of Habaneros. Susan Kenney highly recommended that if the board chooses to support it, to recommend having that deed restriction before they technically rezone that property. They put that deed restriction stating that people who live in our HOA or the two other HOAs in the area have the right to challenge that if they deviate from that 55 and over clause. In a letter to Susan, the developer described that 10% of the units would be rented to people with an income of \$25,800 a year or less. It could even be zero if they're getting housing vouchers, etc. 20% of the units will be rented to people with an income of 43,000 or less, and 70%, which is 63 units, would have an income of \$51,600 or less on an annual basis. The development would have 88 units, one to two bedrooms, and ranging from 750 to 800 square feet.

Events & Activities Report:

- Alvin Donohue reported that the Holiday Decorating Contest will take place from December 5th through the 10th. Email pgnalindsey@gmail.com to volunteer.
- Alvin Donohue reported that the Holiday in the Park will take place on December 14th. Email pgnamary@gmail.com to volunteer.
- Alvin Donohue reported that the next PGNA Board meeting will take place on January 21st.

Old Business & Motions:

- Alvin Donohue motioned to approve the Architectural Denial Appeal for account PKN74230. Paul Grove seconded the motion. None opposed. **The motion passed unanimously.**

New Business & Motions:

- Alvin Donohue motioned to approve the Revised Holiday Decorating Contest Guidelines. Ralph Robb seconded the motion. None opposed. **The motion passed unanimously.**

- Alvin Donohue motioned to appoint Lindsey Carlegis as the Coordinator for the 2024 Holiday Decorating Contest. Tom Kaul seconded the motion. None opposed. **The motion passed unanimously.**

Member Comments:

- Beverly Freitag reported that there will be a District 4 town hall meeting in January. She encouraged everyone to attend, especially Board Members.

Adjourn - The meeting was adjourned at 8:06 PM.

Next Board Meeting is on January 21, 2025