

**AUDUBON PLACE ASSOCIATION**  
MINUTES FROM JANUARY 6, 1994 GENERAL MEETING

The meeting was called to order at 7:30 PM by Laura Devinney. An attendance list was circulated. The following is a list of those in attendance:

Rob Devinney  
Teresa Rice  
Lyle R. Branstetter  
Laura Devinney  
Ralph Sikes  
Sam Bernstein  
Helen Sebesta

John Unger  
Dinah Pederson Reddick  
Dave Pevear  
Tracy Klein  
Karen Bernstein  
Jerry Sebesta

The minutes from December were read silently by members. The following corrections were noted:

1. Under Beautification Report, delete "John O'Donnell was not present." and insert "The only news to report is that John plans to send a letter to Teas Nursery to inquire if they are interested in providing discounts for plants to be used on the esplanades."
2. Under corrections to November minutes, revise to read "Tracy Klein and Ed Muraski volunteered to be street captains for their respective streets."

A motion was made by Dave Pevear to approve the minutes with the correction noted, was seconded by Lyle Branstetter, and carried.

**TREASURER'S REPORT**

Tracy Klein was not able to provide updated figures, due to the fact that the former Treasurer, Valerie Peiser had not yet received the bank statements from the former President, Eve Beasley.

**COMMITTEE REPORTS**

Recycling Report: Karen Bernstein reported that there was no new information concerning the curb-side re-cycling program.

Historical Report: Ed Kopinitz was not present.

Membership Report: Lewis LaMaster was not present. Rob Devinney remarked that he would like to see a vigorous campaign to get new members in 1994. Further, there was discussion about the possibility of sending invoices for dues to 1993 members. Ralph Sikes said he was willing to send invoices, if the Executive Committee approved. The matter will be discussed at the next Executive Committee meeting.

Newsletter Report: John Unger was present and said that he is willing to continue as newsletter editor. He also said that although there was no newsletter in December, there would be a January issue. Several residents of West Alabama were present and indicated that they were not receiving the newsletter. John promised to make sure that West Alabama was added to the mailing list.

Beautification Report: John O'Donnell was not present.

Security Report: Jerry Sebesta reported that there had been several break-ins on Roseland Street in the week before the meeting. His own perception is that the crime rate in the neighborhood is increasing. Laura Devinney mentioned that there would be a meeting at HSPVA on January 18th. The meeting is for residents of APA, Westmoreland, and First Montrose Commons. There will be a presentation on how to set up a citizen's patrol. Ralph Sikes volunteered to do a written compilation of the presentation that was made to APA by Laura Beckart during the October meeting.

### **OLD BUSINESS**

1. Announcement of meeting at HSPVA, January 18, 1994, concerning the possibility of starting a citizen's patrol. Call Laura Devinney for more information.
2. Christmas Party report- APA's annual Christmas party was held at Valerie Peiser's house. Former presidents Dave Gossett and Eve Beasley were presented gavels in thanks for their services, and a good time was had by all (rumor has it that some party-goers had an extremely good time!). Vince Ryan was also present. As secretary, Ralph Sikes was requested to send a note of thanks to Valerie for graciously making her home available, and for all the work she did toward making it a successful party. Guests were asked to bring small gifts for children. The gifts collected were presented to Casa de Esperanza on December 24th.

### **NEW BUSINESS**

1. Laura reminded everyone that 1994 membership fees are due (all memberships expire at the end of each year).
2. There was some discussion concerning the plans for a Slick Willie's pool hall at the old Houston Sign building. One person present said that she understood that the project was on hold, due to a problem with providing sufficient off-street parking.
3. There was discussion about the north side of W. Alabama, which is officially part of APA. Apparently, some residents of that street do not feel that they are being included in APA activities, and would like APA to make an effort to change that.
4. Karen Bernstein said that she would like to see a no parking sign placed on the south side of Hawthorne, just west of Audubon. Several vans are usually parked right up to the corner, making it difficult to make a left turn on to Hawthorne from Audubon.
5. Laura Devinney would like to see APA work once again on instituting deed restrictions.

Laura Devinney moved that to adjourn the meeting, and Tracy Klein seconded. The motion carried. The meeting adjourned at exactly 8:30 PM! The next meeting will be on February 3, 1994, at 7:30 PM.

## AUDUBON PLACE ASSOCIATION

MINUTES FROM APRIL 7, 1994 GENERAL MEETING The meeting was called to order at 7:30 PM by Clay Sterling. The following is a list of those in attendance:

Valerie Peiser	Dave Pevear
Sam Bernstein	Maike Van Bommel
Curt Haygood	Peter Van Bommel
Lyle Branstetter	Laura Devinney
John O'Donnell	Rob Devinney
Ronald Foster	Clay Sterling
Lewis Lamaster	Reenie Mossy
Tracy Klein	Pat Gustavson
Sara Lamaster	Mignon Weisinger
Ralph D. Sikes	Joe Carrell
Chris Rees	Keith Culver
John Galloway	Steve Power

The minutes from February and March were read silently by members. Valerie Peiser moved that the February minutes be accepted without correction; Tracy Klein seconded, and the motion carried. Ron Foster moved that the March minutes be accepted without correction; Rob Devinney seconded, and the motion carried.

### TREASURER'S REPORT

Tracy Klein reported that the total current balance as of March 31, 1994 was \$11,833.57. Of that amount, 4,206.46 is earmarked for security, \$4,750.00 is earmarked for the escrow fund at Texas American Title for repairs to the old Spectrum House building, and the remaining \$3,877.11 is the General Fund balance.

### OLD BUSINESS

1. Sparks Park- There was a handout available at the meeting with information about donations needed. They are offering "bricks" for \$25.00. Ed Kopinitz asked if Cherryhurst was supporting the park, since there would be an outdoor amphitheater. Clay Sterling said that they are fully supporting the park renovation, and suggested that if anyone wanted more information, they should call Scott Howard (president of Cherryhurst C.A.).
2. Slick Willie's- The project is currently on hold. Also, Rich Carter, the former president of Hyde Park C.A., is being sued by the owner of Slick Willie's. Twenty civic associations as well as Covenant House are opposed to the location of the facility. There are pre-printed cards at the meeting for members to sign. Currently, the only work being done on the facility is asbestos abatement.
3. Milam House- Nothing further has been heard from Milam House. They have the second contract on the property on Audubon. The first contract is due to close April 19th. The buyer plans to live in the upper duplex, rent out the lower duplex, and use the brick structure as an office. He plans to include the residential property in the deed restrictions. The APA Executive board agreed to set up an escrow fund into which donations could be made. The donations would be used to offset a \$10,000 difference between the seller and the buyer. The funds are specifically earmarked for exterior repairs. Sam Bernstein wanted to know if the escrow arrangement specifically commits the buyer to include the property in the deed restrictions. Clay answered that it did not.
4. Deed Restrictions. By April 18th, the deed restriction committee will have a revised copy of the restrictions based on the input from the two meetings that were held. Clay had lists available at the meeting that have all the owners who had been willing to sign on to the restrictions (whether including or excluding) during the previous attempt to institute restrictions. He needs volunteers to take the lists and talk to the owners. Copies of the final revision will be made available to the volunteers.

## COMMITTEE REPORTS

Membership Report: Teresa Rice was absent. There was no report available.

Security Report: Currently there is no chairperson for this committee. Clay reported that there is another meeting in the planning stages concerning the use of off-duty officers, or the city "Rent-a-Cop" program. WAM has gotten their insurance renewed and is willing to rent their vehicle for use in a patrol. Clay reported that HSPVA has agreed to add a performance to the next event that they have. The civic associations will be able to sell tickets to that event, and all proceeds would go towards security. There were security questionnaires available at the meeting for interested members.

Recycling Report: Karen Bernstein was not present, but sent a report. Apparently, now the city will not even estimate a date when we will be added to the curb-side re-cycling program. Clay indicated that current plans are to go to Galloway's office and the Mayor's office for help. Valerie Reiser suggested that we try a postcard campaign to get some action.

Neighborhood Quality: Pat Gustavson had a handout available about the new CURB ordinance. She reported that some of the poorer neighborhoods have had "sweeps" conducted which have upset some of the residents.

Beautification Report: John O'Donnell got a response from Elise Lanier's office to the effect that no help was available from the city in re-landscaping the esplanades. John reported that he has done two street corners (see previous months minutes) at Kipling and Audubon. He has drafted a letter to send to owners of corner properties, and will be mailing that letter out in the near future.

Historical Report: Ed Kopinitz was not present.

Newsletter Report: John Unger was not present.

## NEW BUSINESS

1. Calendar- A handout was available at the meeting which listed a number of upcoming meetings and events.- In particular, there a workshop is scheduled for April 12th concerning US59 noise barrier project.
2. Covenant House- A handout was available at the meeting about activities at Covenant House.
3. Garage Sale- APA is planning a garage sale fund raiser on May 14th and 15th. Terry Baird is the chairperson (528-2849) and Valerie Peiser (528-1143) is the co-chairperson. A site for the sale is yet to be determined.

Dave Pevear moved that to adjourn the meeting, and Valerie Peiser seconded. The motion carried. The meeting adjourned at 8:30 PM. The next meeting will be on May 5, 1994, at 7:30 PM.

# AUDUBON PLACE ASSOCIATION

## MINUTES FROM MAY 5, 1994 GENERAL MEETING

The meeting was called to order at 7:30 PM by Clay Sterling. The following is a list of those in attendance:

Valerie Peiser	Karen Bernstein
Sam Bernstein	Teresa Rice
Stephen Cordill	Franz Klein
Lyle Branstetter	Laura Devinney
Rob Devinney	Ann Lymon
Clay Sterling	Richard Lymon
Lewis Lamaster	Virginia Barnett
Tracy Klein	Ed Kopinitz
Ed Muraski	Gail Davis
Ralph D. Sikes	Joe Carrell
Chris Rees	Keith Culver
Kate Lynn Morris	

The minutes from April were read silently by members. Keith Culver moved that the February minutes be accepted without correction; Rob Devinney seconded, and the motion carried.

### TREASURER'S REPORT

Tracy Klein reported that the total current balance as of April 30, 1994 was \$6,047.84. Of that amount, 4,206.46 is earmarked for security, and the remaining \$1,841.38 is the General Fund balance. A loan of \$1,100.00 was made to the escrow fund for the old Spectrum House. \$600.00 of this is to be re-paid by the Realtor, and the remaining will be repaid with fundraisers sponsored by the APA.

### OLD BUSINESS

1. APA Garage Sale- The final date has been set for Saturday, May 21st. The garage will be held at Valerie Peiser's house. She has room available to store some items. Donations are still needed.
2. Security fundraiser- "Sore One for Security" will be held at HSPVA on Monday, May 23rd. The production will consist of various musical numbers by HSPVA students. Tickets are \$10.00. Light dinner fare will be served beforehand. All proceeds will go towards whatever security patrol APA, First Montose, and Westmoreland decide to use. Help is still needed to serve concessions.
3. Former Stop'N'Go- (At Greely and West Alabama). Clay Sterling reported that the new owners have agreed to close the store at Midnight, and open at 6:00 AM. This should alleviate a number of the problems caused by the previous store.
4. Old Spectrum House- Closing was held on this property on April 25th. The new owner, Richard Holley, says that the florist is scheduled to move out around May 15th. Renovations will begin at that time.
5. Covenant House/ Transitional Facility- Clay Sterling attended this event held at the Covenant House facility on Stanford and Harold. The purpose of the function was to allow residents in the area to find out what the facility is about, and to meet the director.

### COMMITTEE REPORTS

#### Membership Report:

Teresa Rice was absent. There was no report available.

#### Security Report:

Currently there is no chairperson for this committee. Clay reported that the last meeting held regarding security options was concerning the use of off-duty police. They are still trying to information on the city "Rent-a-Cop" program. A decision by the the three civic groups should be made around June 1st concerning which type of security patrol should be used.

Recycling Report: Karen Bernstein was present, but said that there was nothing new to report.

Neighborhood Quality: Pat Gustavson resigned from APA, so a new chairperson is needed. Sam Bernstein volunteered to accept the position.

Beautification Report: John O'Donnell was not present.

Historical Report: Ed Kopinitz did not have any news to report.

Newsletter Report: John Unger

### **NEW BUSINESS**

1. Water & sewer bills- Clay Sterling reported that George Greanias has been indicating concern about the re-direction of water/sewer funds to items in the city general fund. In effect, this creates a back door tax increase.
2. Tree Registry- Clay has forms from The Park People for use in registering significant trees with that organization.
3. Bluebird Circle- Bluebird Circle is planning to convert an empty lot to a parking lot for use once a month. First Montrose is opposed to this kind of use, since it is only once a month. FMC would like support from other civic groups.
4. Mosquito Control- Clay reported that additional spraying by a private firm was available for \$25.00 per month. Feedback from some members was that they did not want additional pesticides in the neighborhood.
5. Vacant Lot- 610 Harold is tied up in litigation and liens. Clay would like to get a group of people together that would be interested in cleaning up the lot, and keeping it mowed.
6. Griff's Inn- Clay reported that Griff's Inn had been sold. The new owners as of June 1 st are Robert Martinez and Floyd Tyrone. Clay spoke with them, and apparently, they intend to gradually change the nature of the business to a restaurant similar to Empire Cafe.
7. Alley Cleaning- A member wanted to know what could be done to clean the alleys. Clay asked Sam Bernstein to look into this and report at the next meeting.
8. West Alabama property- Theresa Rice reported that the sale of the old frat house on W. Alabama fell through. The city employee at CURB that she spoke with does not want to bulldoze the property. CURB did say that they would get the property properly boarded up.
9. Deed Restrictions- Copies of the final revision of the proposed deed restrictions were handed out to all members present. Clay said that 147 signatures are needed.

A motion was made to adjourn the meeting, and seconded. The motion carried. The meeting adjourned at about 8:30 PM. The next meeting will be on June 2, 1994, at 7:30 PM.

# AUDUBON PLACE ASSOCIATION

## MINUTES FROM JUNE 2, 1994 GENERAL MEETING

The meeting was called to order at 7:40 PM by Clay Sterling. The following is a list of those in attendance:

Valerie Peiser	Karen Bernstein	
Sam Bernstein	Stephen Cordill	Franz Klein
Lyle Branstetter	Laura Devinney	
Rob Devinney	Chris Rees	
Clay Sterling	Lewis Lamaster	Virginia
Tracy Klein	John O'Donnell	
Curt Haygood	John Unger	
Maaike Van Bommel	Peter Van Bommel	

NOTE: The secretary, Ralph Sikes, was not present to take minutes. The minutes presented below are exact representation of the notes that were provided to the secretary at a later date. Items in parentheses have been provided by the secretary.

### TREASURER'S REPORT

(No information provided)

### OLD BUSINESS

1. (APA Garage Sale Success)- Valerie (Peiser) pulled out coffee maker, exercise.
2. (Security fundraiser)- Cleared \$2,600.00 for Score One For Security fundraiser. Be sure to patronize & express thanks for contributions to local businesses.
3. (Grifs Inn)- Giving a farewell party for Grif on June 18, 5-7, at Rob and Laura's (Devinney) house. Communication lines to stay open per new owners- got liquor license at Grifs Shenanigan's, formerly Grifs Sports Bar.
4. i

### COMMITTEE REPORTS

#### Membership Report:

Security Report: Running behind one month for decision on security. Now July 1 st instead of June 1st. Will then start sending out statemants for security payment.

Recycling Report: Ready to start new neighborhoods in July. Will give three week notice before we are included.

Neighborhood Quality: Vacant lot at Harold- craw of people to cut weeds and haul off debris. Hard to run lawnmower - need 10 people for an afternoon. July 16th weekend tentative date for alley clean-up.

Beautification Report: Getting positive response for the corner circle bricking from residents on corner lots. (John O'Donnell) vi/anis volunteers to help with future bricking projects.

#### Historical Report:

#### Newsletter Report:

### NEW BUSINESS

1. (Historic Montrose Deed Restrictions)- Deed restrictions were filed today, 6-2-94. Will get notices out for signature.
2. Customer alert- criminals are posing as city employees. Ask to come in house. They do not need to come into your house to work on anything. 691-4865 - Public Works 247-5880- police-public defenders.
3. Someone tapped into the Bernstein's telephone and charged about \$200.00 worth of telephone calls. Beware.
4. Neighborhood protection- some people are posing as neighbor protection agency and towing cars illegally.
5. June 28th- Neartown next meeting. Asking that other civic members come.
6. Having fundraiser for legal fund for Hyde Park resident who is being sued by Slick Willie's. Cafe Noche June 8-6-8 PM.
7. Upper Kirby boundary expansion. Received letter from them that they were not aware that that (area between Shepherd and Dunlavy) was part of Neartown- so sorry, etc.. Will retain Shepherd as the (eastern) boundary.
8. Need someone to go to meeting Saturday morning at the Firehouse to discuss forming task force for problem properties in the Neartown area.
9. Valerie Peiser brought up a new idea for an on-going fundraiser. Putting together a cookbook (to gather recipes from members. Still sell decals and t-shirts for APA. Decals \$1.00, T-shirts \$15.00. These will be brought to next meeting to sell.
10. Gossett's are putting their house up for sale. They are moving to Colorado.

(The) meeting adjourned at 8:25 PM. , ;