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The following are minutes from the WAMM Civic Association meeting held September 17, 2012.

**Attendance:**

WAMM Officers John Dascoulias and Kevin Begnaud.

Approximately 22 Residents

**Treasurer's Report:**

WAMM account balance as of the last meeting on June 11, 2012 was \$2,398.13.  
WAMM account balance as of today's meeting is \$2,473.13. (\$75 in dues was received from 3 residents).

**3300 Graustark Survey Results:**

A letter was delivered on August 4, 2012 to 137 residents who are currently deed restricted. The purpose was to inform deed restricted residents of the proposed development of the vacant lot at 3300 Graustark. There have currently been no plans or applications submitted to the City of Houston for this development. However, the WAMM Board agreed to ask deed restricted residents if they would have any objection to the potential development that includes residential structures exceeding the 30 foot building height restriction as established by WAMM Deed Restrictions. Residents were asked to respond either by email or letter within 30 days of the receipt of the letter if they had opposition to the proposed development. A non-response was an indication that there was no opposition.

John reported the following results from the petition: 55 letters or 40% of the residents responded with their objection. The number of respondents by street name is available by request. Also noted was that this process and its results hold no binding obligation or legal authority in changing the current Deed Restrictions or granting a variance request. There were questions about the letter and an explanation by John that since more than 35 deed restricted residents oppose any change to the deed restrictions, there is no groundswell of support to change the deed restrictions at this time; as it would require 75% approval. John also pointed out that the process could take two years or longer.

Kevin commented that his understanding of the intent of this letter was to inform deed restricted residents of the potential development and determine the amount of support or opposition residents have for this particular development. The intent was not to ask residents if they would, in general support a change to the current WAMM Deed Restrictions.



The responses from residents will be taken into consideration if the City of Houston were to ask WAMM for their position on a proposed development which does not comply with WAMM Deed Restrictions.

There was discussion among residents who both support and oppose the development concerning the City of Houston's role in enforcing WAMM's Deed Restrictions and about WAMM's role in allowing variances. Residents expressed frustration and suggested the WAMM Board should clearly outline for members what guidelines WAMM should follow in response to an application that does not conform to the Deed Restrictions.

### **Deed Restriction Committee:**

At previous membership meetings, there was discussion relating to the absence of a WAMM Deed Restriction Committee (DRC), as set forth by the current Deed Restrictions. Current Deed Restrictions state that there is to be a Deed Restriction Committee established to enforcing deed restrictions and review applications. To address the shortfall, Marcus appointed an ad-hock committee of three WAMM members whose purpose was to make recommendations to the Board of Directors on setting in place the DRC. This committee has presented the Board with their recommendations. The Board has since met on three occasions to discuss the guidelines of the DRC. At this time there has been no concensus of the Board as to the formation of the DRC.

### **3400 Montrose Blvd.**

There was discussion relating to the poor condition and development or re-development of the building located at 3400 Montrose Blvd. One resident described the recent ownership changes and her knowledge of the options the new owners may be considering. At this time, there is only speculation of what the future holds for this property.

### **1017 Hawthorne St.**

There was discussion surrounding the current use of the building located at 1017 Hawthorne St. which one resident described as a "massage parlor". In addition there was discussion of the adjoining property at the corner of Hawthorne and Yoakum which was purchased by a law firm. The law firm has not moved forward with any redevelopment.

### **National Night Out – Texas Version**

This event will be held on Tuesday, October 2, 2012 and will be graciously hosted by WAMM members Greg Simmons and Sally Scroggs at 1405 Marshall. This will be a pot luck dinner with chips and salsa provided by Bocados Restaurant. Flyers will be distributed to residents by the WAMM Board.



## **Street Parking and Traffic**

Residents asked for an update on the City of Houston parking permits which has been discussed at the last two membership meetings.

Residents discussed increased traffic congestion caused by a carpool line at the German Private School on Mt. Vernon as well as the poor parking conditions on Kipling near the daycare.

To address these concerns, Kevin suggested that he ask Board member Lane Llewellyn to report back to members with any updates to the parking permits in WAMM at the next membership meeting as she was not in attendance. Residents can also call the City of Houston Permit and Parking Department.

## **Festivals**

The Greek Festival is October 4-7<sup>th</sup>, 2012 at the Greek Orthodox Church.

The Italian Festival is October 11-14<sup>th</sup>, 2012 at The University of St. Thomas.

## **Crime**

A Harold Street resident described recent crime activity relating to auto break-ins on her street. Several residents on both Hawthorne and Yupon described similar incidents. There was discussion relating to the potential for increased police protection and it was suggested that residents continue to contact HPD to report any criminal activity or mischief.

## **Conclusion**

The meeting concluded at approximately 7:40 PM.

## **Covenant House**

Carolyn Garrard of Covenant House was present and after the conclusion of the meeting told residents that they will host its 22<sup>nd</sup> Annual International Candlelight Vigil & Rally for Homeless Youth on Thursday, November 15, 2012 from 7:00 PM to 8:00 PM at the Covenant House Texas. Fliers were made available by Carolyn. She can be reached at 713-630-5619 or [cgarrard@covenanthouse.org](mailto:cgarrard@covenanthouse.org)