

**Townhouse Manor Fund, Inc.**  
**BOARD OF DIRECTORS MEETING**

**October 27, 2019**

**MINUTES**

The Board of Directors Meeting for Townhouse Manor Fund, Inc. was called to order by President Mike Lewter at 2:32 PM. All Board members were present: Mike Lewter-President, Rowena Roche-Vice-President, Elliot Klein-Member-at-Large, Larry Maun-Treasurer and Lois Hamblin-Secretary. Mike welcomed the 25 THM residents who were also present, including Cindy Domenici, Property Manager.

**Minutes**

The minutes of the June 23, 2019 Board Meeting were submitted by Lois and approved by the Board.

**Treasurer's Report**

Larry presented the 3<sup>rd</sup> Quarter 2019 Financial Statements (attached) which were reviewed and approved by the Board.

**Community Manager Report as of October 27, 2019 (Cindy)**

This report was available as a handout and is attached.

**Committee Reports**

Landscape – Lois stated that, due to the upcoming Capitol Improvement Project (CIP) work in the coming year, no major efforts are being made to maintain the common area flower beds. These will be upgraded after the CIP work is completed, expected to be late 2021.

Social – Rowena asked for volunteer(s) that would be willing to offer their home for an end-of-year holiday party.

Deed Restriction Compliance – Elliott reported on the current deed restriction requiring a 4-hour firewall. The Board has agreed that this restriction will remain in place for future new construction.

Architectural Modification Review – Mike reported that three new townhouses are being proposed at 4011 & 4013 Breakwood and 9412 Bassoon.

Utilities – Mike reported the following:

Stella Link Sidewalk Update – He thanked our City Councilwoman Martha Castex-Tatum for her support of regular maintenance of our side of Stella Link sidewalk, including the Woodshire and Townhouse Manor sections. Private contributions were also made by some residents of both areas to initiate a clean-up of the sidewalk about a year ago.

CIP Update – Construction is expected to begin in June 2020 to include Mischire St and all of Townhouse Manor. Work is expected to take 18 months, ending 2021. Our sidewalks will be widened by 18 inches each side, resulting in narrowing of our streets.

Project Brays Update – Stella Link bridge completion expected June 2020. A pedestrian bridge is planned. Buffalo Bayou Bridge project to begin Jun 2020, complete by June 2021. Bridge improvements over South Rice begin Spring 2020, Hillcroft Bridge Fall 2020, and Chimney Rock Bridge Spring 2021. Detention ponds are being dug deeper along S. Braeswood/610 Loop intersection. The large lot inside the 610 Loop/S Braeswood (former Meyerwood Apartments location) is also planned for water detention.

*Special thanks to our President Mike Lewter and our Property Manager Cindy Domenici for attending the multiple community meetings (Brays Bayou Project, etc.) throughout the year that provide current information regarding the flood control and other community improvement projects.*

### **Open Forum**

Concern was expressed regarding the poor appearance of our THM entrances. Mike stated that a sidewalk will be added along the grassy Fordshire strip as part of the CIP project. THM board and Woodshire leadership agree that attractive landscaping between the new sidewalk and the brick wall will enhance the property and minimize cost of mowing (for which THM currently pays). In addition, coordination with Discount Tire and the machine shop on Stella Link will be encouraged.

A request was made that our trees be trimmed to allow for improved lighting from our streetlights.

### **Adjournment**

The meeting was adjourned at 4:20 PM.

Respectfully submitted,

Lois Hamblin, Secretary