

RPCA General Meeting

Minutes

Tuesday, November 28, 2017

I. Call to Order

II. Approval of Minutes from Last Meeting

III. Open Items (Additional Comments)

- a. NNO 2017 – strong attendance, ~21 family units (+lots of kids); Katy raised the possibility of utilizing “kids at play” cones/flags for next year. Enough residents have cones/signage can be contributed to the effort – item can be revisited next year before the Spring Block Party.
- b. Reviewed options for non-emergency requests for neighborhood concerns; Ethan Perry will submit the application to NTMP for Traffic Calming Study
- c. Cliff presented the preliminary folders for New Resident Welcome Packet; send any suggestions for gift certificates to Cliff (Starbucks, 5 Minute Oil Change suggested)
- d. Treasurer’s Report: \$5660.74

IV. New Business (Additional Comments)

- a) Elections: Kevin McDaniel has served 3 years as RPCA President and is term limited; Sean Palavan has served 3 years as Councilor and is term limited. Thank you both for your years of service to RPCA in these leadership roles. The following names represent the RPCA leadership in 2018 (**Bold** names signify a change in office): **President, John Geiss**; Vice President: Cliff Helmcamp; Treasurer: John Cornwell; Secretary: Ethan Perry; **Councilors: Sue Bailey, Kevin McDaniel**. Katy Trudeau is new Block Captain for 1800 Portsmouth Block
- b) Traffic Calming – application will be submitted to the City of Houston to request a traffic study in Richwood Place. A copy of the application will be posted to the website and sent as an attachment

to the Yahoo list serve at the time of submittal. Ethan P. will progress this effort. See the COH website for the Neighborhood Traffic Management Program for more information (<http://www.publicworks.houstontx.gov/traffic/ntmp.htm>); we will submit an application to the NTMP as the Richwood Place Civic Association

- a. Explore cost/availability of radar signs that post your speed (would likely need to be funded by RPCA – wait until the COH NTMP Traffic Study is complete to see what (if anything) the COH will do regarding excessive speeds on our streets). Residents can always call 311 or HPD non-emergency number to request increased officer presence to address persistent speeding issues – *no action item*
- b. Concerns raised regarding parking protocols on Hazard St, between Norfolk and Richmond; anyone is welcome to find more information out from the COH regarding parking mitigation techniques – *no action item*
- c) Additional signage at entrance to Richwood Place was discussed to encourage people to slow down through the neighborhood; concerns about the cost and the marking/graffiti of the signs were raised, as well as whether people would heed the signage – *item was tabled*
- d) Minimum Lot Size/Minimum Building Line Restrictions renewal process: There are still >10 years remaining on the oldest designated blocks, but we should start the process early. Moustapha El-Hakam brought up the fact that there may be a way to renew for a period of up to 40 years, and to include blocks that are not currently covered under the MLS/MBL provisions (submit renewal application on an area-wide/neighborhood-wide basis); Having several of our blocks already covered under MLS/MBL provisions may grease the wheels with the Planning Commission to get them to approve a neighborhood-wide petition. The RPCA should put this on our radar for the next year so that we can get ahead of it, and start the process early. Comment made that structures (townhouse, mainly) that did not adhere to the minimum setback from the street were more prone to flooding

during Harvey and other heavy rain events. ***No specific action items, but RPCA to keep on radar for 2018; any information we can gather relevant to the neighborhood wide application/renewal would be of benefit.***

- e) Discussed sidewalks; homeowners along a stretch of street that would benefit from sidewalk improvements are encouraged to communicate/work together to negotiate a volume discount with a reputable contractor. Contractor recommendations/experiences/costs from folks in the neighborhood who have recently had concrete/sidewalk work done on their property can be shared with other Richwood Place residents. Sidewalk repairs/improvements are beyond the financial scope of the RPCA and are better handled on a block-by-block basis by the affected homeowners. Leverage the new home construction occurring in the neighborhood, to find contractors willing to negotiate preferred pricing for multi-house sidewalk improvements. *No action items*
- f) Various street repair projects were discussed
 - a. Upcoming Shepherd Dr construction from Westheimer south to 59 expected to start soon; expect cut through traffic/general disruptions – *no specific timeline for project commencement, surveyors were seen out there*
 - b. CFP indicated that a rebuild of Portsmouth was supposed to be done in 2017, but nothing has happened yet. *Larry W. to ask Don about Portsmouth rebuild*
 - c. Multiple layers of asphalt partially exacerbating street flooding due to elevation of the road surface relative to the curbs. Some curbs are nearly done (flush with the road surface) due to repeated asphalt layering – *no action item, just comments*
- g) Phase III Fairmont Museum development will impact Portsmouth/Woodhead St
 - a. COH workers reportedly upgrading drainage at Woodhead/Portsmouth presumably in anticipation of project commencement?

- b. In exchange for not stringently enforcing the deed restrictions, RPCA entered into an agreement several years ago using real estate law firm (Wilson, Kribbs and Gorham?) to push for saving trees where possible, addressing trash removal, limiting Woodhead entrances to the development – ***check to see if we have these documents on file/prepare to revisit when the Phase III Fairmont development begins***
- c. Keep an eye on how this project progresses and make sure that stakeholder (especially those RPCA residents nearest the development) concerns are addressed; plan to push for concessions from the developer to make sure we limit traffic/safety/aesthetic impact along Woodhead St.
- h) Sean P to talk with Katy T regarding Word Press website administration

V. Adjournment

The General Meeting was held upstairs at Star Pizza; we had in excess of 20 attendees from the neighborhood.