

TMCC General Membership Meeting

March 13, 2018

Sinclair Elementary School

Meeting Minutes

Meeting Called to Order at 7:07 PM

22 Members in Attendance

Guest Speaker: Paul Bettencourt, State Senator and former Harris County Tax Assessor spoke on the subject of property taxes.

No Disaster Reappraisal Ordered in 2017 - The speaker noted that there is obvious storm damage in the TMCC area and that a Disaster Reappraisal was not enacted, since the City of Houston, Harris County and HISD did not vote to enact the measure, although other taxing entities in the area have.

Increase Tax Payments with No Tax Rate Increases - Residential taxes have increased over 37% over the past four (4) years due to appraised values, since tax rates have not decreased. The City of Houston's tax rate has not increased however, since a voter mandated cap was put in place in 2004. Even with a Homestead Exemption, the typical home owner can expect a +/- 10% increase in taxable value per year.

How to Effective Protest Your Appraised Value - He continued with discussion of other Harris County Appraisal District (HCAD) issues including obtaining comparable values from realtors in order to make a good case for protesting your appraised value. There are also a number of exemptions including the homestead exemption as well as others

Questions:

Q1: How will HCAD appraise houses that were flooded?

A1: HCAD most likely are going to look at cost based on the height of flood level, so those affected should document the extent of their damages, including photographs, on January 1, 2018.

Q2: What happens if you flooded and you have a homestead exemption?

A2: If you have been displaced, as long as you do not change your driver's license address, the homestead exemption should remain in place.

Q3: What happens if someone passes away and the survivors do not report a change in their exemption?

A3: The exemption is no longer in effect and the Appraisal District can recover back owed taxes.

Questions Continued

- Q4: A resident noted that HCAD collects extensive data, including remodeling permits and other information that is not available to residents, and questioned whether HCAD includes this information in their appraisal?
- A4: HCAD includes this information in their appraisal appraised values will increase, based on the value of the remodeling, if sales back them up.
- Q5: It was noted that there is no differentiation in the HCAD reports whether the house is located in the floodplain which would affect the value of the property and the structure, and asked whether this is included in the appraisal?
- A6: HCAD does not differentiate whether a house or property is located in the floodplain.
- Q7: What is the most effective means for protesting an appraisal?
- A7: A market value protest is probably the most effective means of being successful in a protest hearing, but the protest must include objective fact including recent sales.

The speaker ended his remarks at about 8:00 PM

Officer's Reports

Secretary's Report –

November 2017 Meeting Minutes – Following review of the Meeting Minutes, a motion was made to approve the Minutes by LK Herlong and was seconded by Christian Berry. By a show of hands the meeting minutes were approved.

January 2018 Meeting Minutes - Following review of the Meeting Minutes, a motion was made to approve the Minutes by Jennifer Vickers and was seconded by Chrystal Neustadt. By a show of hands the meeting minutes were approved.

Treasurer's Report – The report was presented dated January 30, 2018. Due to the resignation of the Treasurer, the TMCC is in need of a Treasure for the 2018 year. Peter Davies will serve as the interim treasure until a new treasurer can be found.

Committee Reports

Activities – Easter Egg hunt is scheduled for March 24th with the rain day being March 31st from 9:00 AM to 10:00 AM at Sinclair Elementary

Beautification – No report.

Block Captains – Some blocks do not have captains and volunteers are still being sought.

Deed Restrictions – Traci indicated that there are no major issues and encourages residents to call her

Committee Reports (Continued)

Design Review Committee – There were no new submittals since their last report.

Environmental Affairs – West 11th Street Park will be featuring a 5K Run April 14th which will benefit fundraising for improvements in the park.

Membership – Carolyn indicated that there were no issues.

Neighborhood Security – Jennifer reviewed the activities of the committee and indicated that the security patrols have been effective in reducing the number of reported burglaries in the neighborhood. The emphasis will be on overnight patrols since this appears to be when most of the crimes such as theft are occurring. She also mentioned that there will be a VIN etching event in the next month and a volunteer is needed.

Programs – The speaker for the next meeting is to be announced.

Timbergram – Volunteers have been distributing the Timbergram and there is a need for a volunteer to handle the distribution of the newsletter.

Timbergreeters – Volunteers are still needed.

Website – No report. We are still looking for programming help with the website.

Yard of the Month – No report.

Old Business – FEMA Lots – It was noted that the lots in Section 5 & 6, being maintained by Harris County Flood Control Department, (HCFCD), are not scheduled to be mowed until April 2018, so residents should expect tall grass and weeds like they have seen in the past years. A Board member received a quote from the landscape vendor that does work for TMCC already and the cost to mow the seven (7) lots is in the range of \$100-150 per lot. It was suggested that if residents have any issues that they contact Precinct 4 County Commissioner Jack Cagle to voice their complaints.

New Business - No new business. There was a question about a stockpile of dirt on the Northwest corner of Ella and 12th Street and it is our understanding that the fill is “temporary” and was permitted by the City of Houston.

There was a Motion to adjourn at 8:26 PM.

Next General Membership Meeting is May 8th at Sinclair Elementary School at 7:00 PM

These General Meeting Minutes were prepared by Peter Davies and posted to the TMCC website

Peter Davies, TMCC Secretary

P. Davies

8:26 PM
01/29/18
Cash Basis

Timbergrove Manor Civic Club
Balance Sheet
As of January 30, 2018

	<u>Jan 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Integrity Bank CD - January	26,410.78
Integrity Bank CD - July	25,536.43
Integrity Bank Checking	<u>124,607.85</u>
Total Checking/Savings	<u>176,555.06</u>
Total Current Assets	<u>176,555.06</u>
TOTAL ASSETS	<u>176,555.06</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	62,608.80
Unrestrict (retained earnings)	77,795.70
Net Income	<u>36,150.56</u>
Total Equity	<u>176,555.06</u>
TOTAL LIABILITIES & EQUITY	<u>176,555.06</u>

8:24 PM

01/29/18

Cash Basis

Timbergrove Manor Civic Club
Transaction Detail By Account
 December 20, 2017 through January 30, 2018

Type	Date	Num	Name	Memo	Clr	Split	Original Amount
Integrity Bank Checking							
Check	12/28/2017	1626	Seal Security Soluti...			Neighborhood ...	-6,400.00
Check	12/28/2017	1627	Crinion Davis & Ric...			Deed Restricti...	-36.00
Check	12/31/2017	1628	Al's Lawn and Tree ...			Beautification	-2,760.00
Deposit	01/02/2018			Deposit		-SPLIT-	1,037.71
Deposit	01/03/2018			Deposit		-SPLIT-	2,072.79
Deposit	01/04/2018			Deposit		-SPLIT-	1,610.35
Check	01/07/2018	1629	Jose Hernandez			General Meeti...	-30.00
Deposit	01/07/2018			Deposit		-SPLIT-	2,794.84
Deposit	01/08/2018			Deposit		-SPLIT-	959.67
Deposit	01/09/2018			Deposit		-SPLIT-	1,778.33
Deposit	01/10/2018			Deposit		-SPLIT-	563.56
Deposit	01/11/2018			Deposit		-SPLIT-	77.95
Deposit	01/14/2018			Deposit		-SPLIT-	927.88
Deposit	01/15/2018			Deposit		-SPLIT-	848.69
Deposit	01/16/2018			Deposit		-SPLIT-	619.98
Deposit	01/17/2018			Deposit		-SPLIT-	602.56
Deposit	01/18/2018			Deposit		-SPLIT-	60.00
Deposit	01/21/2018			Deposit		-SPLIT-	358.55
Deposit	01/22/2018			Deposit		-SPLIT-	1,124.80
Deposit	01/23/2018			Deposit		-SPLIT-	193.60
Check	01/28/2018	1630	Crinion Davis & Ric...			Deed Rest. En...	-88.00
Check	01/28/2018	1631	Prime Source			Timbergram	-711.50
Check	01/28/2018	1632	Gary Nordstrom			Snow Fest	-173.20
Check	01/28/2018	1633	Sandra Crook			Office/Postage	0.00
Check	01/28/2018	1634	Seal Security Soluti...			Neighborhood ...	-6,144.00
Check	01/28/2018	1635	Apex Sprinkler and ...			Beautification	-75.00
Deposit	01/29/2018			Deposit		-SPLIT-	10,865.00
Deposit	01/29/2018			Deposit		-SPLIT-	8,020.00
Deposit	01/29/2018			Deposit		-SPLIT-	416.00
Deposit	01/29/2018			Deposit		-SPLIT-	8,440.00

Total Integrity Bank Checking

TOTAL

Timbergrove Manor Civic Club
Profit & Loss Budget Performance
 December 20, 2017 through January 30, 2018

	Dec 20, '17 - Jan 30, 18	Budget	Jan 1, '17 - Jan 30, 18	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Beautification Fund	727.78	0.00	2,167.78	0.00	
Club Dues	11,084.89	0.00	39,164.43	0.00	
Deed Rest. Enforcement Fund	615.78	0.00	615.78	0.00	
Donations-4th of July	30.00	0.00	530.00	0.00	
Donations-Easter Egg Hunt	0.00	0.00	500.00	0.00	
Donations-Other	687.00	0.00	5,202.06	0.00	
Donations-Snow Fest	0.00	0.00	3,000.00	0.00	
Donations-W. 11th St Park	926.00	0.00	2,726.00	0.00	
Donations - Volunteer Dinner	0.00	0.00	500.00	0.00	
Donations -Taste of Timbergrove	0.00	0.00	1,000.00	0.00	
Jaycee Park General Fund	551.00	0.00	1,321.00	0.00	
Jaycee Park Port-0 Units	0.00	0.00	765.00	0.00	
Legal Fund	20.00	0.00	680.00	0.00	
Neighborhood Security Fund					
TOT 2017 - Silent Auction	0.00	0.00	1,295.00	0.00	
Neighborhood Security Fund - Other	23,137.20	0.00	103,168.20	0.00	
Total Neighborhood Security Fund	23,137.20	0.00	104,463.20	0.00	
Timbergram Adv. Revenue	725.00	0.00	4,275.00	0.00	
Total Income	38,504.65	0.00	166,910.25	0.00	
Expense					
Bank Charges	0.00	0.00	655.08	0.00	
Beautification	2,744.00	0.00	14,719.31	0.00	
Deed Rest. Legal/Printing	0.00	0.00	400.24	0.00	
Deed Restriction Enforcement	36.00	0.00	576.00	0.00	
Donation-Friends of 11th Street	0.00	0.00	2,000.00	0.00	
Donations	0.00	0.00	1,175.00	0.00	
Easter Egg Hunt	0.00	0.00	1,062.09	0.00	
Equipment	0.00	0.00	1,480.04	0.00	
General Meetings	30.00	0.00	298.61	0.00	
Ice Cream Social	0.00	0.00	423.56	0.00	
Insurance	0.00	0.00	819.00	0.00	
Jaycee Park General	0.00	0.00	-20.00	0.00	
Jaycee Park Port-o Units	0.00	0.00	-10.00	0.00	
Membership	0.00	0.00	892.04	0.00	
Misc./ Other	0.00	0.00	65.73	0.00	
Neighborhood Security	7,359.00	0.00	73,766.34	0.00	
Office/Postage	0.00	0.00	166.00	0.00	
Reconciliation Discrepancies	0.00	0.00	-0.31	0.00	
Snow Fest	173.20	0.00	6,067.88	0.00	
Spring Fling	0.00	0.00	200.00	0.00	
Storage Unit	0.00	0.00	560.00	0.00	
Taste Of Timbergrove	0.00	0.00	3,846.76	0.00	
Timbergram	711.50	0.00	5,320.47	0.00	
Volunteer Dinner	0.00	0.00	1,113.96	0.00	
Web Site					
Hosting	0.00	0.00	310.34	0.00	
Online Payment Processing Fees	496.39	0.00	1,174.86	0.00	
Total Web Site	496.39	0.00	1,485.20	0.00	
Total Expense	11,550.09	0.00	117,063.00	0.00	
Net Ordinary Income	26,954.56	0.00	49,847.25	0.00	
Net Income	26,954.56	0.00	49,847.25	0.00	