

October 9, 2008

Approx. # households represented: 52

President Jay Horton called the meeting to order at 6:40 p.m. Horton gave an overview of the agenda for the evening and gave a brief public safety overview in NPO Mike Vargas' absence, citing that Fort Worth is the 9<sup>th</sup> safest city of its size in the US. Additionally, in a safest neighborhood scoring system in which a 1 is worst and an 86 is best, Summer Creek had scored an 86.

Horton introduced board members present before calling on board members for their reports.

Bo Cung, Vice President of Deed Restrictions, reported that of the 187 perimeter wall panels, 62 have been replaced (28 this year alone). Remaining panels being monitored. Also reported that the board has received 18 homeowner improvement projects this year, all of which were approved with no or slight modification.

Theresa Weddell, Vice President of Landscaping, reported that lights at Columbus Trail and Summer Creek corner being installed this week. Recognized Jay and Ann White for keeping new trees in park watered. She has requested 20 more trees for 2009 for C. P. Hadley Park. Existing landscaping in common areas on perimeter being replaced as needed. Mulch rings have been established around perimeter trees. Reminded homeowners keeping shrubs around homes trimmed back is a safety issue as well, per NPO Mike Vargas and resident (and police officer) Ivory Pierce. Overgrown shrubs give criminal suspects places to hide, putting family and police in danger. Lastly, Weddell encouraged homeowners to support Crowley ISD property tax increase should it go to vote again to help maintain the strength of schools and therefore the value of our homes.

Tom Burriss reported 16 properties in arrears on homeowner dues, totaling \$4412.26. Burriss noted payments mount quickly as the SCHA charges 18% interest. Summer Creek saw two foreclosures this year. There are 319 homes in the neighborhood, bringing in almost \$32,000 in dues income per year. Burriss reported that fence maintenance, sprinklers, and landscaping take biggest portion of budget.

President Jay Horton turned the meeting to elections, first recognizing outgoing secretary (and absent due to illness) Beth Warner, as well as volunteer webmaster Bob Delveaux and newsletter editor Sarah Cohen.

Tony Stutts (who was unable to attend the meeting) was elected unopposed to president, replacing outgoing president Jay Horton.

Bo Cung was re-elected (unopposed) to post of vice president of deed restrictions.

Theresa Weddell was re-elected (unopposed) to post of vice president of landscaping.

Jerry Stein (who was unable to attend the meeting) was elected (unopposed) as treasurer, replacing Tom Burriss.

Amanda Sanchez was elected (unopposed) as secretary, replacing outgoing secretary Beth Warner.

Three guest speakers presented: Councilman (and Summer Creek resident) Jungus Jordan, Peter Aberg (accompanied by Steve Saxon) of Legacy Capital, and Mike Ficke of Fort Worth Parks Department.

Councilman Jordan opened by pointing out that Council District 6 is the safest district in Fort Worth. He then highlighted various transportation issues and projects:

- Southwest Parkway, which will enable residents to travel to downtown or to Cleburne on a parkway (construction set for beginning of 2009);
- Commuter rail project, which will run beside the Southwest Parkway;
- Completion of Summer Creek/Granbury to Dirks;
- Dirks to Bryant Irvin expanded to 6 lanes;
- Cleburne Road to Crowley repaved entirely;
- Replacing water lines on McCart south of I-20, rebuilding with concrete road;
- Completion of Summer Creek Station by 2012, allowing residents to travel on Trinity Rail Express to Alliance, DFW, or Dallas;
- Medians on Summer Creek Rd. should be sodded within next 120 days.

Peter Aberg addressed Legacy Capital's role in development of Sycamore Station, stressing their role is that of 'horizontal development' i.e. utilities, environmental cleanup, etc. ' Stressed the development is transit oriented and no good without the Southwest Parkway. Walkability and pedestrian access very important, and a goal is for eventual connectivity between Summer Creek, C.P. Hadley Park, and Sycamore Station.

Mike Ficke addressed plans for improving C.P. Hadley Park and connecting to Stone Meadows Park.

- City plans to fix spillway , work on Stone Meadow pond, rechannel creek during dormant months beginning this fall.
- Construction on park project should begin by end of summer 2009.
- Public art will be located near pedestrian bridge, observable from Summer Creek Road.
- Park construction scheduled for completion by end of 2010.

Jay Horton opened the floor for questions.

A new resident inquired about the reasons behind the tradition of observing Halloween early. Some longtime SC residents offered that one Halloween some kids were accosted and in some cases had their candy stolen from them.

Jay Horton noted that speakers Aberg, Saxon, and Ficke would be available following the meeting for questions.

Horton adjourned the meeting at 8:15.

*Minutes recorded and submitted by Sarah Cohen*