

**WYNNEWOOD NORTH NEIGHBORHOOD ASSOCIATION
GENERAL MEETING
THURSDAY, JULY 21, 2011**

- I. Call Meeting to Order** - The meeting was called to order at 7:03 p.m. by Joseph Hernandez.
- II. Approve minutes of April, 2011 General Meeting.** A motion was made by Janice Coffee to approve the minutes and seconded by Tom Claeys. The motion carried unanimously
- III. Introduction of Guest Speaker – Councilman Scott Griggs, District 3** - Councilman Griggs addressed the WNNA General Meeting. Scott's email address is scott.griggs@dallascityhall.com

Councilman Griggs introduced himself and advised he would be talking about three topics. Griggsfordallas.com is the best way to sign up for news alerts from Scott. He will be doing a monthly newsletter that will be going out. One positive note is that the city budget didn't shrink as much as they feared so hopefully city cuts won't be as deep.

1. Update on Wynnewood Village - The Blackstone Group purchased all of the assets of Centra. This was a large institutional deal that involved 100's of properties nationwide. Councilman Griggs plans to reach out to the new owners, but he doesn't foresee much happening with property until the new owners flip it, which probably won't be anywhere from 3-5 years.

2. Redistricting - District 3 is the largest district and needs to get down to approximately 500,000+ residents. Councilman Griggs brought four different re-districting maps that are currently under consideration (along with other maps). No decisions have been made yet and the maps are drafts. Pleasant Grove will become a Hispanic District, by doing this, the Black community loses a district. District One is considered "packed" by the Justice Department and is 87% Hispanic. It is under populated and needs to pick up numbers. The choices are for District 1 to move North and pick up Stevens Park and Kessler, or move south and pick up Wynnewood. Councilman Grigg's number one goal is to keep all of the neighborhoods together. He considers Kessler and Stevens to be one neighborhood. He considers Wynnewood North and Wynnewood Village to be one neighborhood. There will be meetings in August to discuss redistricting. By this October, we will know what the boundaries will look like by the 2013 election.

3. The Parks project at Wynnewood - Councilman Griggs expressed his concern over the BOA Parks project due to the LURA. Councilman Griggs stated that he believes there are too many low-income properties in Oak Cliff. He noted that a decision regarding The Parks at Wynnewood needed to be made by the end of the month and he wanted the neighborhood's input regarding the proposed project.

WNNA President, Joseph Hernandez advised that WNNA worked hard to become educated on the proposed project, that numerous community meetings were held, WNNA special meetings and finally a general meeting wherein a vote by ballot was taken, and WNNA was overwhelmingly in support of the proposed project.

Councilman interrupted while Joseph was speaking and advised that he didn't care for the project. Councilman Griggs stated, "I don't care for it, I don't believe Bank of America, and you all are in a bind - you are in a cycle and are about to enter into a vicious circle." Councilman Griggs went on to advise that we would have "this product for 40 plus years and if we think it will continue to look good, it isn't going to happen." Councilman Griggs stated that he asked Bank of America to "show me one product they've done in Northern Texas - they couldn't do it."

Neighborhood Discussion and Questions regarding The Parks at Wynnewood

Comments included: we understand that the LURA is in place, but this is something the neighborhood wants, it is a Senior center and it is our best option. What is the option if this is not supported? Councilman Griggs did not respond to the question.

"What I want is for my councilman to support this project like we supported him in his election. We want your support."

"Maybe this deal appears to be a little opportunistic - to want the new and that in 20 years someone else will have to deal with this, but we moved in at the tail end of this and we are dealing with it now. It is time to take this down."

"I am very concerned about the current condition of the Parks. This is a good project and should be supported by you. Do you have any idea what the current condition is of many of those units? They are uninhabitable. This is a project that we need and are asking your support on."

"I have also met with BOA, and I just want to clarify my understanding of the issue that they couldn't point to a project they have done that is older than 15 years and it's condition. First, I would encourage anyone with questions to contact BOA directly - either Brian Roop or Darren Smith - that is what I did, and that is how I got my questions answered. They are willing to answer questions - so take them up on it. When I spoke with them regarding other deals, they advised that they had only started doing new construction in Texas within the last 4 years - prior to that they only did remodels on the properties - that is why they don't have a property in Northern Texas that is over 10 years of age that is new construction. But - if you want to get an idea of what type of facility they want to build, they can show you properties done by the current architect. "

"I believe you're smart to not trust BOA. They will do the deal then flip it. Is there a way we can restrict BOA from flipping to multiple owners?"

Councilman Griggs advised he would be meeting with Jerry Killingsworth next week to find out if the deal is even viable as the numbers might not work. He also stated that the was "nothing I can do to hold BOA's feet to the fire to make them do what they say will do.

Joseph Hernandez stated that was a risk he was willing to take and felt that any development would be good development and good for Wynnewood Village.

Councilman Griggs called for a for a show of hands for those supporting the project and a show of hands for those against. Three individuals raised their hands against. At least two appeared to abstain from voting, the remaining members of WNNA voted for the project, and represented a clear majority. The general feeling was that WNNA would prefer to dance with

the devil they know rather than the devil they don't. The general membership fees that BOA has worked closely with us, and that they have given us what we asked for, which was a seat at the table. They have even invited three of our own neighborhood architects to be involved in the design process. Once again, individuals asked for Councilman Griggs to support this project.

A questions was raised about Gannon Park/Wynnewood North Greenbelt area and if more work would be done on the park. There was a feeling that this was an "abandoned city park," however, WNNA had taken on planting new trees.

Complete disgust was expressed over the IT scandal at City Hall. Councilman Griggs advised that the preliminary investigation shows that the jobs were created as temporary positions in order to circumvent the hiring freeze. All of the job postings have been re-posted as permanent jobs, and all of the part-time employees were laid off.

IV. Officer Reports

- a. Beautification – Lance Ivy
 - Yard of the Month - Jack Hudson and Ken Scoggins for July - June was Dwyane Privott, May was 646 Bizerte.
 - Wynnewood Tree for All - Lance reminded the Tree Parents to keep watering their trees, especially in this heat.
- b. Communications – Jane Sullivan
 - Welcome New Neighbors / Block Captain Recognitions. Kim Martin and her partner Jodie at 743 Bizerte. Tom Collie is new and is on Mayrant. Jane thanked all of the block captains for their good work.
- c. Crime Watch – Pam Westerheide
 - VIP/Crime Watch Committee - Six new VIP members! Second quarter, 3 burglaries and 5 thefts. General discussion regarding details on the crime. Pam encouraged everyone to stay involved and to report items to 911. Joseph also asked everyone to continue to call 911 to make sure everything is reported.
 - VIP Award - Drawing for the VIP Patrol. Councilman Griggs drew Ben Bledsoe's name and he won a gift certificate to OddFellows.
- d. Publications – John Sarlay
 - Cookbook ideas - we are going to revise and add new recipes to the cookbook as a fundraiser.
 - Newsletter Articles (pets, family, news, etc) - John asked for any news about the neighborhood, including birthdays, celebrations, anniversaries, etc.
- e. Social – Dwayne Privott
 - Overview of 2011 events (past and upcoming). Since the last meeting we have had the Spring Fling in April with a Bounce House for the kids. We also had the Spring Wander with over 60 in attendance and we raised almost \$2,000.00 for the neighborhood. In June we had the first ever Movies on the Lawn and showed the Wizard of Oz. There were about 24

people in attendance and even some new neighbors were in attendance. Janice and Terry had their annual 4th of July party so there was no official WNNA activity since J&T are the unofficial Mayors of Wynnewood. August will be another happy hour and we will also have the Fall Wander.

f. Treasurer – Richard London

- YTD Financials , - Richard London presented the financials and covered expenses. As of the end of June \$10,563.68. A motion was made by Silver Poteet and seconded by Jane Sullivan. The motion carried.

g. Vice President, – Lynn Sulander

- OOCCL Update / Memberships - OOCCL is a supporter of WNNA, and we need to be a supporter of them. If you join as a household, you will get two free tickets to the home tour. There are 31 neighborhoods in OOCCL and they help support them all. John Sarlay advised that this will be the first year that we don't have a home on the home tour so we need to volunteer to help at a home. We need to show our support. The home tour is October 8th and 9th.
- Grant Approval / Awards - Lynn announced that we received a grant from OOCCL. She also thanked Terry Thomas for putting out the signs. Part of the grant money will go for new signage, new VIP signage and additional sign toppers for the blocks.

h. President – Joseph Hernandez

- Bylaw Changes – Boundary description. Residents on Heyser have asked that they be included in the WNNA bylaws. Proposed bylaws change, west of Pratt and north of Heyser. General discussion. A motion was made by Mary Scherer and seconded by Silver to approve the bylaws change to include Heyser in the WNNA boundaries.
- Traffic/Speed Bumps - Joseph asked for input as to if we would want speed bumps in the neighborhood. Silver stated that her street should be named "Freeway". Overall approval for wanting to further investigate the installation of speed bumps.
- Wynnewood Senior Housing - previously covered by Councilman Griggs
- Solicitation of WNNA agenda items -Joseph asked for input for ideas for the neighborhood. We need ideas on what you want to hear about. We want to know what is important to you. The next general meeting in October will be a general meeting/social hour. Come early and enjoy the mixer prior to the meeting.

V. New Business

VI. Adjourn - The meeting adjourned at 8:35 p.m.