



Lake Highlands
Improvement District, Corp.
8676 Skillman Street
Dallas, TX 75243

LHIDC Board Meeting

Zoom Meeting: <https://us06web.zoom.us/j/8486813756>
Audio Only: +13462487799,,8486813756# US (Houston)
+13863475053,,8486813756# US

Meeting Minutes

January 27, 2023

1. The Lake Highlands Improvement District Corporation (LHIDC) meeting was called to order by Robert Gantt, Treasurer, at 7:38 a.m.

Present:

Scott Carlson, Vice President
Allison Griffin, Secretary
Robert Gantt, Treasurer
Staci Bowen, Assistant Treasurer
Tommy Bailey, Human Resources
Graham Irvine
Michelle Pitsenberger
Mike Rosamond
Dawn Waye
Vicky Taylor, LHIDC Executive Director
Tina Cox, LHIDC staff

Not present: Dorinda Cavender, Rick Chesney, Vasavi Pilla

2. **The board reviewed the minutes of the November 18, 2022 board meeting.**

Dawn Waye moved to accept the minutes as presented; Tommy Bailey seconded the motion. The board voted unanimously to approve the minutes as presented.

3. **Financial Report:**

- Balance Sheet:
- Budget vs. Actual:
- Budget vs. Actual: Year-To-Date
- Bank Balances: as of January 24, 2023
- 2023 Budget Overview (LHPID and NLHPID)
- LHPID Sponsorship: \$2,228.68

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|---------------------|----------------------------|----------------------|----------------------------|
| LHPID Assessments: | \$123,187.32 | NLHPID Assessments: | \$ 29,081.34 |
| LHPID Operating: | \$ 50,989.65 | NLHPID Operating: | \$ 49,048.67 |
| LHPID Savings: | <u>\$235,545.05</u> | NLHPID Savings: | <u>\$235,477.18</u> |
| LHPID Total: | <u>\$409,722.02</u> | NLHPID Total: | <u>\$313,607.19</u> |

NOTES: Administration and expenses were under budget; website slightly over budget; public safety slightly over budget; reminder that assessments come in sporadically throughout the year and working through the management agreement with the City of Dallas has slightly delayed assessment receipts for both PIDs; both PIDs already have funds earmarked for capital improvement projects; in February, board will consider how to allocate unused 2022 funds toward capital improvement

4. **PID Reports: Vicky Taylor**

Management Agreement: Vicky sent an update to the board earlier in January. Has been working on this for weeks, with help of Danica. Vicky sent latest red-line to the City, once accepted, it will be good for 10 years.

Website and Social Media: Vicky invited the board to check out the new website – featuring restaurants, retailers, other news; social media will complement – up to 1.2k Facebook followers, Twitter now has 130 followers, Instagram 321 followers (both new channels) – Vicky will send out reminder for us to follow

Community Engagement and Public Safety:

ENP Patrols: up to 100 hours per week during the holidays; have a couple of properties in the NLHPID that are starting to get into action due to criminal activities; adjusting hours as we go to respond in real time to upticks; Vicky met with ENP coordinators for year-end review to see where adjustments need to be made

Project Safe Neighborhood: Rachel Jones new person is really activating, brought a number of US Attorneys to help with the holiday events – in December, a PSN evaluation team came in from DC and interviewed Vicky about how it's working

DPD Crime Stats: Vicky works annually to send out year-over-year comparison of crime stats to each property owner and manager, including more details about where those incidents take place

Flock camera update: Vicky and Scott are continuing to work on finalizing the Flock contract for the cameras discussed during the September 2022 board meeting. Working with a technical attorney and are getting close to completion. Reminder of locations (determined in coordination with DPD and ENPs):

- North of 635: Southbound Audelia @ Chimney Hill | Westbound Forest @ Leisure | Northbound Skillman @ Leisure | Northbound Skillman @ Audelia
- South of 635: Southbound Skillman @ 635 | Westbound Royal @ 635 | Northbound Skillman @ Abrams | Eastbound Royal @ Abrams

Eviction Ordinance: City of Dallas has come up with a new eviction ordinance that establishes new processes, notice requirements, etc. Vicky is sharing information with property owners and managers to ensure they are aware and can provide comments/feedback to the City; Dawn said she and Apartment Association of Greater Dallas have been working hard on this for months

Beautification:

Skillman-Abrams Median – Three dead trees in the median were finally replaced, trees came from Fannin Tree Farms and have a year warranty, now working to do landscaping and ground covering to keep everything alive. Mike noted that Feb 2021 storm killed a lot of the plantings but have waited to replace until the trees could be replaced. Robert asked what type of irrigation because he's seen water stains on the stone – Mike and Vicky think it's drip irrigation. Mike said since it's Limestone, that could just be water leaching out.

Skillman Master Plan – Vicky, Mike and Mark attended the Skillman Corridor TIF meeting on December 2, 4-hour long meeting but they didn't get to present. Will be invited back later in Q1 to present, but Vicky, Mike, Mark and Rowland will meet with Susan and TIF to work through more details to present to Landscape Committee, then will present to TIF to get funding. Total for Master Plan is \$11 million, but we will break into zones to prioritize projects based on strategic needs/uses. Council Member McGough has been working with the city to get Master Plan included in 2024 bond and is also working with NCTCOG for other funding sources. Susan Morgan (member of Landscape Committee) also has found some additional TXDOT funding sources for pedestrian/bike friendly uses – she and Adam have been working with the city to get the city to officially submit for our project.

Pegasus Sculpture – Vicky and Mike continuing to coordinate with RISD and Kimley Horn; RISD submitted platting application on November 16, working on bid documents to put out for bid, working with KH on permitting, Adam pushing hard to get this nailed down and complete before he leaves office in June.

Utility Box Art – Adam appointed a D10 Art Committee, which reviewed and made recommendations, worked to get approved from Transportation Department; Utility box associated with the new housing development at White Rock Trail and Walnut Hill will probably be the first box to be wrapped; is right at the LHPID boundary; LHPID's Public Art Committee working on concepts and ideas...may consider peacock theme to tie in with White Rock Valley. Next location will probably be at Forest-Audelia, where Vicky is thinking about a butterfly design to signal transformation; PIDs pay for installation and maintenance (estim. \$3,000-3,500). Wraps have a 4-5 year lifespan. Dawn asked about graffiti, and Vicky said sign maker told her there is a coating that can make it easier to clean up.

Forest-Audelia – Vicky is working with the City of Dallas on trying to improve this area, move things along, also supporting flooring improvements at Boxing Gym and planning to do a ribbon cutting, working to publicize to apartment managers – holiday decorations were well received so trying to build on that

Community Engagement:

Annual **Hope for the Holidays** event on December 10 and the first annual **Holiday on Forest** event on December 17 were very successful, with tremendous participation by LH community families and generous donors. Vicky also hosted a December 14 holiday meeting for all property managers in both PIDs and provided holiday wreaths to apartment communities to show connection and appreciation on behalf of the LHIDC.

Vicky has been invited to NHS to speak about community service on February 8. Vicky has also been invited to serve on committees for the City and RISD

5. Upcoming Dates of Interest:

February 24, 2023 @ 7:30am

February LHIDC Board Meeting in person

NOTE: LHIDC board members voted to begin meeting in person once per quarter, with remaining meetings to occur virtually. (A virtual option will still be offered during the in-person meetings, for those who cannot be there.)

The meeting adjourned at 8:51 a.m.

Respectfully submitted,

Allison Griffin
LHIDC Secretary