



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

## LHIDC Board Meeting

Hybrid Meeting (In-Person and by Zoom)

Zoom Meeting: <https://us06web.zoom.us/j/8486813756>

Audio Only: +13462487799,,8486813756# US (Houston)

+13863475053,,8486813756# US

### Meeting Minutes

March 24, 2023

1. **Call to Order.** The Lake Highlands Improvement District Corporation (LHIDC) meeting was called to order by Vice President Scott Carlson at 7:36 a.m. and Secretary Allison Griffin determined a quorum was present.

#### Present:

Dorinda Cavender, President  
Scott Carlson, Vice President  
Allison Griffin, Secretary  
Robert Gantt, Treasurer  
Staci Bowen, Assistant Treasurer  
Tommy Bailey, Human Resources  
Michelle Pitsenberg  
Mike Rosamond  
Vicky Taylor, LHIDC Executive Director  
Danny Williams, LHIDC Public Safety Coordinator  
Tina Cox, LHIDC Bookkeeper  
Vasavi Pilla, City of Dallas staff

Not present: Rick Chesney, Graham Irvine, Dawn Waye

2. **Approval of Minutes.** The board reviewed the minutes of the February 24, 2023 board meeting. Mike Rosamond moved to accept the minutes as presented; Tommy Bailey seconded. The board voted to approve.
3. **Item(s) Requiring Vote: Management Agreement with City of Dallas (Quorum – 6 of 11 directors needed)**

Allison Griffin moved approval of the LHIDC Management Contract with the City of Dallas, as shared with the board by email. Staci Bowen seconded the motion. The board voted unanimously to approve the management agreement.

4. **PID Reports.**

#### Beautification and Improvement

- **Skillman Masterplan Updates:** Landscape subcommittee and staff met with TXDOT (?) and City of Dallas to share Masterplan and to look for opportunities to align and save money on irrigation, lighting, sidewalks, etc.
- **Skillman and Abrams Median:** Replaced trees survived the winter freeze, now working on ground cover. Also working on replacing damaged stonework as a result of a vehicle accident during the ice storm.
- **Lake Highlands Town Center:** Working to restore landscaping damaged during the ice storm.
- **Pegasus Sculpture:** Working on a bid package with hopes of completing the installation by end of summer.
- **Transportation Box Wraps:** Working to wrap the first transportation box at Walnut Hill and White Rock Trail. Tentative ribbon cutting event on April 11. Next focus will be at Forest and Audelia.
- **Forest-Audelia Park:** NLHPID working with Parks & Rec to survey nearby properties to get feedback on plans
- **LBJ East:** Sound walls constructed, projecting to close down streets and redirect traffic in LH area; EB 635 frontage road construction from Greenville to Forest is moving along well, hoping to open by end of summer. Footings are being installed for the future Skillman signature bridge.

#### Public Safety

- **Homeless Issues:** Meetings with ENP officers to gather feedback and work on plans, particularly around homeless issues. Reached out to City's Homeless Solutions and Community Care offices, also working with property owners due to break-ins by homeless at apartment communities and break-ins, theft and loitering at retail businesses; Homeless Forward is beginning to work on an engagement campaign, paying to get homeless people housed at some of the apartment communities they are breaking into.

- **ENP Updates:** ENP officers are working to maximize hours in NLHPID and LHPID; hearing positive feedback from property managers on their response time to requests for assistance
- **Flock Cameras:** Have signed agreement, now awaiting permitting from City of Dallas and should be able to install by early summer
- **Crime Response:** When shootings or traumatic events occur, LHIDC is coordinating a collaborative outreach plan among DPD, PIDs, Project Safe Neighborhood in affected apartment communities to reassure residents

Community Engagement

- **Property Managers March 9 Meeting:** Went very well but Judge Adam Schwartz was unable to make it, so PID has scheduled him to come to the April meeting to listen to the property managers and their concerns
- **Stronger Together Event:** Being planned for May 20 at the Forest-Audelia Boxing Gym
- **Community Engagement Event:** Being planned for June 10 at The Blake
- **Social Media Engagement:** PID social media channels are growing in followers and engagement

**5. Financial Reports**

Vicky presented the financial reports from both PIDs and board members reviewed the following documents:

- Balance Sheet
  - Budget vs. Actual
  - Budget vs. Actual: Year-To-Date
  - Bank Balances: as of March 22, 2023
  - LHPID Sponsorship: \$2,369.58
- |                     |                            |                      |                            |
|---------------------|----------------------------|----------------------|----------------------------|
| LHPID Assessments:  | \$ 31,325.54               | NLHPID Assessments:  | \$130,776.35               |
| LHPID Operating:    | \$ 36,327.40               | NLHPID Operating:    | \$ 34,046.42               |
| LHPID Savings:      | <u>\$205,556.48</u>        | NLHPID Savings:      | <u>\$235,477.18</u>        |
| <b>LHPID Total:</b> | <u><u>\$273,209.42</u></u> | <b>NLHPID Total:</b> | <u><u>\$400,299.95</u></u> |

LHPID notes: Assessments have been slow to come in, but expect more to arrive in the coming weeks. Administration was slightly over budget due to hiring of Danny Williams, new items for office and legal fees.

NLHPID notes: Over budget on security; working to run off bad actors from the basketball courts at the Forest-Audelia Park; Parks & Rec will begin construction on future enhancements after May 20 Stronger Together Event

Other notes: Each PID seeing a 12% increase in anticipated 2023 assessments

**6. Upcoming Dates of Interest:**

March 25, 2023 @ 9-11 am	LHPID/NLHPID/DPD Shredding Event
March 31, 2023 @ 9am	Multi Family Expo
April 1, 2023 @ 10am-1pm	Forest Audelia Boxing Gym Community Pop Up
April 8, 2023 @ 11am-1pm	EGGStravanza Event
April 11, 2023 @ 12:30 pm	LHPID/NLHPID All Security Company Meeting
April 28, 2023 @ 7:30 am	April LHIDC Board Meeting

The meeting adjourned at 8:19 a.m.

Respectfully submitted,

Allison Griffin  
LHIDC Secretary