



1. Call to Order: The Lake Highlands Improvement District Corporation (LHIDC) meeting was called to order by Vice President Scott Carlson at 7:32 a.m. Secretary Allison Griffin determined a quorum was present.

Present:

- Scott Carlson, Vice President
Robert Gantt, Treasurer
Allison Griffin, Secretary
Tommy Bailey
Andrew Harris
Clay Harris
Mike Rosamond
Dawn Way
Vicky Taylor, LHIDC Executive Director
Danny Williams, LHIDC Public Safety Coordinator
Tina Cox, LHIDC Bookkeeper
Natalie Nieves-Guerrero, City of Dallas

Not present: Dorinda Cavender, Michelle Pitsenberger, Staci Bowen

2. Approval of Minutes: The board reviewed the minutes of the August 23 board meeting. Dawn Way moved to approve minutes as presented; Mike Rosamond seconded. The board approved.

Vicky introduced Adam Mitchell, owner of The Retreat and The Reserve near Forest-Audelia, who is being nominated to succeed Robert Gantt, whose term is concluding.

3. Election of New Board Members and Officers:

- a) Allison moved to elect Scott Carlson, by waiver of 2/3 vote, to a new 3-year term beginning Oct. 1, 2024. Dawn seconded. The board approved.
b) Mike moved to elect Adam Mitchell to a new 3-year term beginning Oct. 1, 2024. Clay seconded. Board approved.
c) Scott nominated Allison Griffin to serve as President beginning Oct. 1, 2024. Mike seconded. Board approved.
d) Dawn nominated Scott Carlson to serve additional term as Vice President beginning Oct. 1, 2024. Allison seconded. The board approved.
e) Allison nominated Staci Bowen to serve as Treasurer beginning October 1, 2024. Mike seconded. The board approved.

Allison is seeking nominations for Secretary, to be discussed and voted upon at the October board meeting.

Vicky announced that longtime Lake Highlands resident John Gillespie will be introduced during the October board meeting and nominated to serve on the board.

4. Financial Reports: The board was presented with the following financial records for review and discussion.

- Balance Sheet
Budget vs. Actual
Budget vs. Actual: Year-To-Date
LHPID Audit Report
Bank Balances: as of September 25, 2024
LHPID Sponsorship: \$17,481.97
LHPID Assessments: \$ 734,750.03
LHPID Operating: \$ 58,112.19
LHPID Savings: \$ 377,284.05
LHPID Total: \$1,170,146.27
North LHPID Assessments: \$394,623.17
North LHPID Operating: \$ 29,561.39
North LHPID Savings: \$301,479.76
North LHPID Total: \$725,664.32

5. Service Plan. Vicky presented the 5-year service plans for LHPID and NLHPID, which must be based on certified numbers, then approved by City Council. However, after a PID is renewed, must do a 10-year service plan with the first year based on actual numbers and then looking into a "crystal ball." This plan estimates a 20% increase year over year, based on what has been the case based on increased property values. 3% of assessments are retained by City

of Dallas (\$46,017 this year)...we always get a refund from the City at year end of any unused retainage funds. We always carry over an estimated 9% yearly. Expenses will be copied from the service plan and become the actual budget. Both were sent to the City of Dallas before July 1, both voted on and approved by the City Council in August.

## 6. PID Reports: Vicky Taylor and Danny Williams

### Public Safety

- PIDs working to hire 15-20 ENPs in each PID
- Danny provided a report of criminal activities and investigations in both PIDs over the past month:
  - LHPID: 22 total offenses – DPD was able to arrest a repeat offender
  - NLHPID: 54 total offenses – 11 were multi-location offenses, mostly drug related
- Apartment managers seeing problems with squatters and criminals stealing and selling appliances from empty apartments, and homeless encampments along creeks – U.S. Attorney advises properties to report squatters as “burglaries in progress,” rather than trespassers, so PID sharing that advice with property owners and managers.
- Property owners at Forest-Audelia are increasing security in coordination with PID and DPD; also working with AT&T to rebuild broken fence around the utility box to prevent people from gathering there and hiding drugs.
- Family Dollar at Skillman-Audelia designated as a habitual crime property, so now have to work on an action plan.

### LHPID/NLHPID Updates

- Management agreement for NLHPID, as required after renewal – working with City of Dallas and LHIDC attorney to go through draft and ensure they are consistent with LHPID management agreement, then negotiate with city to get to final agreement, to ensure city will release our assessments, hopefully by December.
- Board members will need to sign conflict of interest forms in October.
- 8/28: Had meeting with the City to approve 5-year service plan
- 8/29: Had meeting with the Bs
- 8/29: Hosted small group meeting with property managers around Forest-Audelia; tremendous problems with homeless breaking in, damaging properties, squatting
- 9/16: Met with Parks & Rec to discuss Watercrest Park signage, will be working on design and cost estimate; partnership between Parks & Rec and LHPID. This is based on feedback from people who can't find
- 9/24: Met with David Mills, Parks & Rec manager of the Forest-Audelia park project. He is reworking the plans based on feedback from Kathy, Scott Goldstein (D10 Parks Rep) and PID.

### Community Engagement

- LHIDC has partnered with the Lake Highlands Women's League (LHWL) on their Mahjong tournament; LHWL will feature PID restaurants within the lunch stop list for the December home tour.
- Community N Cops event went well
- Sundays in the Park – the September event was very well attended, ran out of everything
- Monthly PID newsletter and social media are gaining momentum – promoting businesses and properties
- Coming up: small group meeting next week with Aldi's, Bx5, Forest Hills, and others

### Beautification and Improvement

- Forest-Audelia: Upcoming meetings with City of Dallas Transportation to get ball rolling.
- Walnut Hill and Skillman: Continuing to work with Dallas Transportation on median and safety features, in collaboration with Kimley Horn. Landscape Committee will meet sometime in the next few weeks.

## 7. Upcoming Dates of Interest:

October 1, 2024 from 5:30-7:30pm	National Night Out @ 9759 Forest Lane
October 5, 2024 (all day)	Oktoberfest @ Flag Pole Hill
October 5, 2024 from 10a-1pm	DPD Asian Fair@ 9780 Walnut Street
October 6, 2024 from 5-7pm	Sundays in the Park @ Watercrest Park
October 8, 2024 at 12:30pm	LHPID/NLHPID All Security Patrol Company Meeting
October 10, 2024 at 11:30am	Small group meeting (Skillman/Audelia)
October 25, 2024 at 7:30am	October LHIDC Board Meeting

Scott Carlton adjourned the meeting at 8:54 a.m.

Respectfully submitted,  
Allison Griffin  
LHIDC Secretary