

# *Binglewood Civic Club*

Monthly Meeting

November 2019

# Meeting Agenda

- Pledge of Allegiance - All
  - Opening Remarks - Laura
  - Welcome to New Neighbors - Laura
  - Treasurer's Report - Shawn
  - Construction Update (Drainage Project) - Joann
  - Re-cap of Last Month's Brainstorm - Laura
  - New Civic Club Committees - Laura
  - New Business-Election of Officers - Laura
  - Officer Qualifications - Noel
  - Officer Descriptions - Joann
  - Director Elections - Laura
  - Questions and Concerns - Anyone
- 



Welcome New Neighbors!

Binglewood Civic Club



Treasurer's Report  
Shawn

Binglewood Civic Club



Summary of Last Month's  
Spring Branch Super  
Neighborhood Meeting

Binglewood Civic Club



# Construction Update

Joann Cortez

Binglewood Civic Club



Re-cap of Last Month's Meeting

Laura

Binglewood Civic Club



# Brainstorming Results

- Plan and execute more social events in the neighborhood for families
- Neighborhood garage sale at Jim Lee Park
- Build a fence around Jim Lee Park for safety
- Have a 4th of July parade of kids and their decorated bikes
- Have a Membership Directory—both paper and electronic
- National Night Out
- Emphasis on block leaders (see also Block Captains/Section Reps below)
- Block Captains/Section Representatives
- Civic Club Meetings
- Difficulty in getting volunteers for neighborhood
- Civic Club Membership card
- Sticker/Badge—"I paid my dues"
- Monthly Family Night at Jim Lee Park
- Recognize Yard of the Month and Holiday Decorations Awards again
- Reach out to Binglewood Alumni
- Security Patrol
- Transparency re Allocation of Dues
- Raise Money for Special Projects (security, fence around park, cameras in the park, dog waste stations in the park)
- Increase membership
- Goals for the Neighborhood
- Committees for Civic Club
- Officers
- Flooding-Advocacy
- Continuity of neighborhood



# New Civic Club Committees

## Membership Committee

- Solicits new members

## Nominating Committee

- Selects officers and directors and brings them to the floor

## Deed Restrictions

Committee (was Architectural Committee)

- Enforces Deed Restrictions

## Jim Lee Park Committee

- Maintains and improves park

## Speakers Committee

- Lines up speakers for each meeting

## Communications Committee

- Email, Facebook-communication to neighborhood; maintains web site

# New Civic Club Committees (cont'd)

## Newsletter Committee

- Publish monthly newsletter

## Security Committee

- Prevents criminal activity in the neighborhood

## Social/Events Committee

- Plans and executes neighborhood events

## Refreshments Committee

- Provides donuts and coffee for each monthly meeting

## Welcome New Neighbors Committee

Greets new neighbors in person and provides new neighbor welcome materials

# Your Civic Club Officers and Board Members

## Officers:

- President, Laura Gianakos
- Vice President, Joanne Cortez
- Treasurer, Shawn Zernik
- Secretary, Rey Doria
- Sergeant at Arms, Noel Lezama

## Board Members:

- Patrick Gonzalez
- Ray Trantham
- Marilyn Duty



New Business

Laura

Binglewood Civic Club

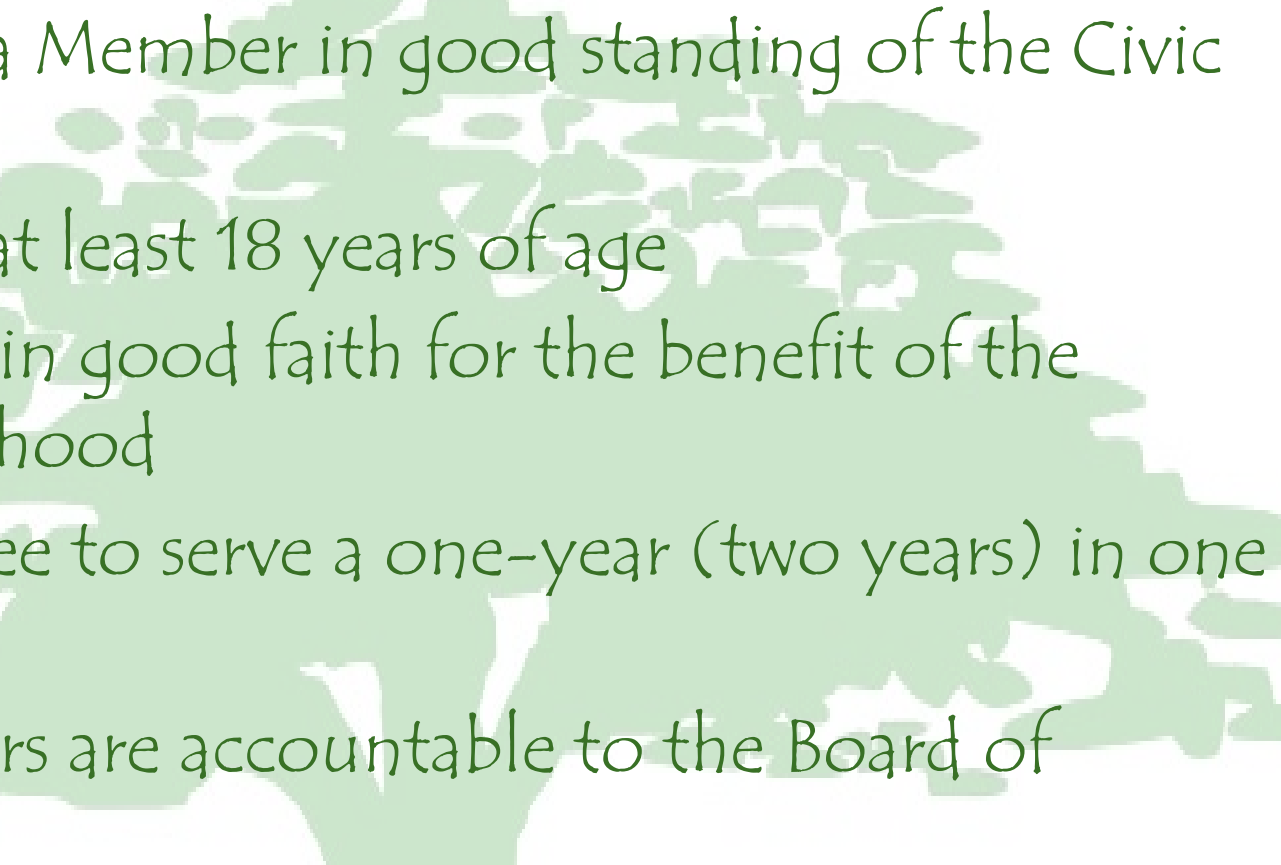


New Officer and Director  
Nominations

For 2020

Binglewood Civic Club

# Officers-Qualifications

- Must be a Member in good standing of the Civic Club
  - Must be at least 18 years of age
  - Must act in good faith for the benefit of the neighborhood
  - Must agree to serve a one-year (two years) in one office
  - All officers are accountable to the Board of Directors
- 

# Officers

## President

- Duties: (a) The President shall supervise and preside over the regular and special meetings of the Members and all meetings of the Board.
- (b) The President shall enforce the Governing Documents, see that orders and resolutions of the Board are carried out, and require all officers and members of committees to perform their duties
- (c) The President shall sign all Club legal documents and shall co-sign all checks and promissory notes, except as may be otherwise approved by the Board of Directors.
- (c)
- The President shall have the responsibility to appoint delegates to represent the Club at meetings of any organization or group.
- (d) The President shall have the authority to establish committees and appoint members to such committees unless otherwise specified by these Bylaws.
- (e) The President shall be responsible for securing Section Representatives (as defined in Article 10 below) from each section of the Neighborhood to serve as Section Representatives and shall coordinate the activities of the Section Representatives.

# Officers

## Vice President

- Duties: The Vice President shall be a member of the Board, have such powers and duties delegated to him/her by the President, and shall exercise and discharge such other duties as may be required by the Board unless otherwise specified in these Bylaws.
- (b) The Vice President shall act in the place and stead of the President in the event of his/her absence, inability, or refusal to act, and shall serve as presiding officer of any meeting during the President's absence.
- (c) The Vice President shall secure representatives from each block within the boundaries of the Club to serve as block captains and shall coordinate the activities of the block captains.
- (d)
- The Vice President shall be responsible for recruiting residents, property owners, and businesses for membership in the Club, and provide guidance to the Membership Committee.
- (e) The Vice President shall assume the office of the President if the President resigns, is unable to complete a term of office, or is removed from the position by the Board.



# Officers

## Treasurer

- Duties:

(a) The Treasurer shall maintain accurate books of account for all receipts and disbursements of the Club.

(b) The Treasurer shall receive and deposit all monies of the Club in a bank, credit union, or other financial institution as directed by resolution of the Board of Directors for such purpose, and shall disburse all monies as authorized by the Members or the Board and/or as per Article 8, Section 2;

(b) The Treasurer shall maintain a file of vouchers and supporting documents available for examination upon Member or Director upon request.

(c) The Treasurer shall conduct the financial affairs of the Club as directed and authorized by the Members, shall maintain current and accurate records of payment of Membership Fees, and coordinate membership status with the Secretary and/or Chair of the Membership Committee.

(d) The Treasurer shall pay all Board-approved expenditures including, but not limited to, meeting room rental, supplies, printing and delivery of newsletters and notices, mailing costs, corporate registration fees, insurance premiums, landscaping costs, and other routine expenses on behalf of the Club and shall sign all checks and promissory notes of the Club in conjunction with the President and/or Vice President if required by the Board. All expenditures exceeding Twenty-Five Dollars (\$25.00) must be approved in writing by any two (2) Officers or in such manner as may be determined by the Board from time to time.

(e) The Treasurer shall present a record of current accounts to the Directors and Members at each regular monthly meeting.

(f) The Treasurer shall create a report of the Club's finances and present a report of finances at Member meetings as described in Section 6.9 of these Bylaws.

(g) The Treasurer shall cause an audit of the Club books to be made by a public accountant if required by the Board.

(h) The Treasurer shall propose an annual budget itemizing revenues and expenses and statement of income for the next fiscal year during the last quarter of the calendar year for approval by the Board no later than the December and to be presented at the January Member meeting.

(i) The Treasurer shall maintain Section 501(c)(4) tax exempt status by the annual filing of Form 990 with the Internal Revenue Service.

(j) The Treasurer shall deliver all accounts and records to the succeeding office holder within five (5) days after leaving office.

# Officers

## Secretary

- Duties:

(a) The Secretary shall keep an accurate record of the proceedings of all Member and Board meetings, read such record at subsequent meetings for the approval of the Members, furnish such copies of the record as may be required, and keep the additional records required by Article 14 of these Bylaws.

[Order of Business from Article 14. The order of business at any Member or Board meeting shall be as follows: (1) Reading of the Minutes (or an accurate summary thereof) of the last meeting; (2) Treasurer's Report; (3) Committee Reports; (4) unfinished business, (5) new business; (6) miscellaneous items from the floor; (7) notification of date, time and place of the next meeting; and (8) adjournment. The Board may also adopt rules for the conduct of meetings of Members, Board, and Committees.]

(b) The Secretary shall serve notice of meetings of the Board of Directors and of the Members and shall perform such other duties as may be required by the Board.

(c) The Secretary shall maintain the Minute Book of the Club and shall safeguard all of the official and legal documents of the Club, including but not limited to, the Governing Documents and documents granting tax exempt status issued by the Internal Revenue Service.

(d) The Secretary shall maintain a current list of Members entitled to vote, together with their property address and any alternate address as may be provided in writing by such Member, and shall record votes at all regular or special meetings.

(e) The Secretary shall deliver the Minute Book, and all other books and records of the Club, to succeeding office holders within five (5) days after leaving office.

# Officers

## Sergeant-at-Arms

- Duties: The Sergeant-at-Arms shall preserve order and decorum at all meetings and assure that the procedures set forth in these Bylaws and Robert's Rules of Order are observed at all meetings; provided, however, that when the Sergeant-at-Arms is of the opinion that it is in the best interest of the Club and will facilitate the orderly progression of business, s/he may direct any reasonable procedure be followed in lieu of Robert's Rules of Order.
- (b) The Sergeant-at-Arms shall count all votes of the Members and certify a quorum.
- The Sargent-at-Arms shall, in conjunction with the President or Vice President, set the Agenda for each monthly meeting.
- Serve as Chair of the Membership Committee

# Directors-Qualifications

## Directors

- Number: Not less than three nor more than nine-currently 3
- Must be a Member in good standing
- Must be at least 18 years of age
- Must agree to attend six (6) meetings per year-in person or by phone
- Must agree to serve one three (3) year term from January 1
- Staggered terms so one director rolls off each year
- May serve one consecutive term of three (3) years (a total of 6 years)

# Directors-Duties

- Powers: Lead the direction of the Civic Club
- President presides over Board Meetings
- Quorum consists of a majority of the Directors
- May vote on resolutions at a meeting or by written consent



# Homes for Sale This Month

(6 homes for sale and one rental)

8907 Greiner Drive (Sec. 2)

- \$255,000
- 3bd/2bath

3102 Mona Lee Lane  
(Sec. 2)

- \$295,000
- 3bd/2bath

8923 Railton Street

- \$295,000
- 4bd/2bath

9006 Autauga Street

- \$319,000
- 3bd/2bath

9103 Colleen Road (Sec. 3)

- \$319,000
- 3bd/2bath

9003 Railton Street (Sec. 4)

- \$270,000
- 3bd/2bath

8830 Theysen Drive  
\$1,750/mo-Rental

- 3bd/2bath



# Binglewood Property Tax Rates

## City of Houston Tax Rates:

- A tax rate of \$0.567920 per \$100 valuation has been proposed by the governing body of City of Houston for 2019.
- PRECEDING YEAR'S TAX RATE: \$0.588310 per \$100
- EFFECTIVE TAX RATE: \$0.587995 per \$100
- The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Houston from the same properties in both the 2018 tax year and the 2019 tax year.
- YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:
- $\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$
- For assistance or detailed information about tax calculations, please contact:

Alma Tamborello  
City of Houston tax assessor-collector  
901 Bagby St. Houston, TX 77002  
832-393-9099  
Alma.Tamborello@houstontx.gov  
[www.houstontx.gov/finance/](http://www.houstontx.gov/finance/)

# Binglewood Property Tax Rates

Spring Branch ISD Rates (Adopted 09/23/19):

- 1.32098 Total Tax Rate per \$100 of Taxable Value [1.01648 M/O (Maintenance & Operating Taxes) plus 0.30450 I/S (Interest & Sinking Fund Taxes)]

Deductions:

- State Homestead \$25,000
- Local Homestead 20%
- State Over 65 \$10,000
- Local Over 65 \$21,400
- State Disabled Person \$10,000
- Local Disabled Person \$ 5,000



# Contact Information for This Week

- Triple B Construction: Joe Almaguer, Supervisor, (832) 465-0172
- Entech: Anthony Obomese, Supervisor, (713) 730-8515
- City of Houston: 3-1-1
- Web Site: [www.binglewood.com](http://www.binglewood.com)
- Newsletter Articles/Ideas: [news@binglewood.com](mailto:news@binglewood.com)
- Contact us at: [contact@binglewood.com](mailto:contact@binglewood.com)
- Construction Questions: [construction@binglewood.com](mailto:construction@binglewood.com)



Q & A  
Neighborhood Concerns

Binglewood Civic Club

# Action Items for Next Meeting



Binglewood Civic Club