

### **I. Call to order**

Meeting was called to order at 7:00pm on March 22, 2023  
All members of the board were present.

### **II. Reading and Approval of Previous Minutes.**

Bruce moved and Bryant seconded waiving the reading and to approve. All agreed. Minutes were approved.

### **III. Agenda Changes/Approval**

Evelyn moved to add a safety presentation from State Patrol security service to the agenda. Bruce seconded, motion is approved.

### **IV. ACC committee selection**

The previous ACC committee was Fred Graves, Eric Nagel, and James Healey. Fred Graves is retiring, and James Healey would like to step back from ACC to focus on Capital Improvements Committee.

Several people expressed interest in joining the ACC since the call for nominations last month. Bruce and Don met with all of the people that expressed interest. All of the volunteers were well qualified and would be an asset to the committee, and the board thanks them for their interest.

The board met in executive session prior to the open meeting, and selected the following people for the 2023 ACC committee:

- Eric Nagel
- Peter Forster
- Chris Kay

At this time, representatives from State Patrol arrived, and the regularly scheduled agenda was paused to allow State patrol to give their presentation. See (V) below. After State Patrol left, the ACC discussion resumed.

The board thanked Fred Graves for 30 years of service on the ACC and other roles within the neighborhood. A plaque commemorating Fred as ACC Director Emeritus will be hung in the clubhouse, and a trophy was given to Fred to bring home.

### **V. State Patrol Presentation**

Don expressed that the neighbors are almost unanimously happy with the state patrol services, but we are concerned with a recent rash of mailbox thefts.

Officers Raza, Reed, and Fareed made a brief presentation and question/answer session with the residents.

Regarding the mailbox thefts, these are typically occurring between 2-4am. The thieves are obviously watching for when the patrol officer is in the neighborhood and are coming in after they leave. State patrol recommends the following actions by residents to prevent further thefts:

1. Contact HPD right away with the license plate number, car make and model, and time of the events. HPD has off-duty police officers that moonlight as CID (crime investigation division), and they can come in undercover cars. Those undercover cars have occasionally given residents speeding tickets on the main neighborhood throughfares. Those CID cars can watch for the flagged cars/license plates and try to catch them in the act and arrest the perpetrators.
2. Empty mailboxes each time you get home. Key focus right now is tax return checks. Collect your mail as soon as you get home.

Note that State Patrol is a security service and are not police, and they have limitations in what they can do. While they can detain people caught in the act or scare them off with lights, they cannot pursue suspects out of the neighborhood property limits.

A resident asked what is the best way to call HPD non emergency? Officer Raza recommends that with modern smartphones, just type HPD Non-emergency into your dialer, and Google will call it for you.

Another resident asked, If something happens like mail thefts, should we call State Patrol? Yes, if you feel threatened, call state patrol, they have officers in the area and can get here quickly.

There are two numbers to contact State patrol:

- 832-788-5935 is the primary dispatch number. Call this for general issues and suspicious activity. This number is now 24hrs/day.
- 346-441-1989 is the emergency dispatch number for a cell phone that resides in the local patrol car. Call this if you have an imminent safety issue and need immediate assistance, and an officer will be at your location quickly. Note that you can also call 911 to reach police for emergencies.

Both numbers are given on the bottom of each weekly Heathlake email

Officer Raza also noted that as part of doing patrols of the neighborhood, he has noted many residents leave their garages open or car doors unlocked. This behavior invites thieves, and should be corrected by residents.

Rosie expressed dissatisfaction that she had called previously and was told they were going to call back, but never got a call back. Officer Raza said that they have had some recent personnel changes in the dispatch office, and this should not happen again.

If you see general suspicious behavior, call dispatch. If you have an immediate emergency, call the emergency number.

Last year, when the road construction was ongoing, one resident was robbed by a crew of thieves that posed as construction workers and asked to enter the house to repair something that was damaged by the construction activity. Those thieves had no connection to the work crew, and Officer Raza recommends that no resident allow any unknown persons into their house until their credentials have been verified by an independent third party. If someone comes to your house posing as an unsolicited worker, he recommends calling State Patrol Dispatch to have an officer check them out.

A resident asked to clarify the difference between “arrest” and “detain”, and whether State patrol can use their weapons.

State Patrol has handcuffs and can detain someone until HPD comes. They cannot arrest or pursue.

If there is an emergency and an immediate threat to someone’s life, then they can discharge their weapon per state law.

There were no further questions, and State Patrol representatives were thanked for their time and the meeting returned to the previous ACC discussion (IV above)

## **VI. Capital Committee Discussion**

James Healey is the lead of the capital improvement committee, and has 35 years of construction management. The committee goal has been to put together a plan to address the fact that all of the facilities are getting quite old and dated. To get away from the ‘fix it when it breaks, using the most economical option at that time’ plan, we’re trying to put together a 5-year look-ahead to reduce the amount of emergency repairs and start doing preventive maintenance and updates to the facilities. The goal is to have that assembled and ready for Board review in the next few months.

The other members of the committee are Tom, Eric, and Shana, and they represent the full range of the diversity of the neighborhood residents, from retirees and grandparents to young families with school aged children.

When these were first built as a new neighborhood, most people were in their 30s/40s with young kids, but as the neighborhood got older, the demographics changed. Children grew up and moved out, and original owners got older and have more limited mobility. For many years, if an amenity became damaged, the “solution” was to remove that amenity because it was cheaper than fixing it. In the most recent years, the demographics have begun refreshing and younger families are moving back in, so we have to consider a wide range of interests and

needs in the facilities that serve the residents. The capital plan under development is intended to address the fact that the needs of the residents are changing over time.

Meeting was adjourned at 7:45pm.

No residents had special topics that they wished to raise after closure of the meeting.