

GH-HHDA Meeting of the General Membership Minutes

Saturday, February 18, 2012, 10:00AM, @ Community Room, Davenport Police Department, 416 N. Harrison St., Davenport, IA.

Present: Taken by circulated Roll Call, attached.

Meeting called to order by PJ Slobojan at 10AM.

Agenda 1 - Welcome: President's explanation: voting rights and speaking rights; review of involvement in the Project Renewal Run on April 21, 2012; report on the 3'n1 cards to date; report on distribution of directories.

Agenda 2 – Sec'r Report: Secretary's Report; moved and approved.

Agenda 3 – Treas. Report: Treasurer's Report. Sara Bartholomew reviewed; moved and approved.

Agenda 4a Scott St. Steps: Mike Ryan report on Scott St. project: Phase I completed with the setting of the rails to the walls at alley entry; Phase II, options reviewed, including (i.) double rails to the lower half of the staircase; (ii.) one rail extending the entire staircase, (iii.) greater spacing between rails. A CPP grant has been applied for to include the lower half, both sides, more spacing between spindles.

Agenda 4b: PJ report on Beautification: Discussion of Western Ave lights and status of utility payments and maintenance responsibilities between the association and the City, with the City now paying the utilities and whether they will also maintain; cited - 1990 ruling regarding private improvements to public property.

MOTION by Mike Ryan, seconded by Dave Cordes: That \$200 be allotted to hire an electrician to assess the condition and needed repairs of the Gaines Street lights and provide an estimate and warranty terms.

MOTION CARRIED.

Dave Cordes reports that the Ripley Street lights are repaired.

Spring Clean-Up: report that tree needs removed; report on poor turn-out for clean-up day in 2011; call for better participation in 2012.

Agenda 4c: Mary Houston report on Membership, to-wit: membership now stands at 60 with newest additions being the Woods and the Canfields.

Agenda 4d: PJ report on Committees & Volunteers; list of current committee chairs and members; call for additional participation.

Agenda 5 Election: - Call for the election of Mary Houston for the At-Large position, corrective measure/technicality; MOTION to close the nomination process by Jack Haberman seconded by Mike Schroeder; vote; MOTION CARRIED electing Mary Houston to the position of At-Large board member.

Agenda 6 Budget: PJ report; (i.) Estimated income includes \$200 from treasury into Brown St. fund;; (ii.) Utilities - reduced over last year to reflect City taking utility costs for Western lights; (iii.) Celebration Cocktail Party, new line item; (iv.) 2012 Weed&Seed basketball event snacks, Marion reports this event is past; both PJ and Marion report lack of contact from sponsoring officials; funds unused; (v.) new line item

for \$200 on neighborhood promotion targeting bankers and realtors; (vi.) new line item for \$50 for conference expenses, e.g., grant-writing conference. MOTION to approve the budget by Steve Bartholomew including language to move the \$80 from the unused basketball event funds to the Neighborhood Promotion fund; MOTION CARRIED.

Agenda 7: Annual Plan, PJ report, additions and deletions in new copy to members. Motion to approve made and carried.

Agenda 8: New business, re 510 W. 6th St. DISCUSSION. MOTION by Penny Rhomberg to terminate discussion of 510 W. 6th St., as not within the function and mission statement of the GC-HHD Association; seconded by Jeremy Keninger. MOTION FAILED.

MOTION made by Marion Meginnis to hold a special meeting in March for purposes of continuing discussion of 510 W. 6th St.; protocol requires one of 2 options for special meetings, one being vote of three board members; three board members VOTE to have special meeting to continue discussion in March, 2012, date TBA.

Meeting adjourned at 12:00 noon.

Penny Rhomberg, Recording

GH-HHDA Special Meeting of the Membership Minutes

Saturday, March 31, 2012, 10:00AM, @ Community Room, Davenport Police Department, 416 N. Harrison St., Davenport, IA.

Present: Taken by circulated Roll Call, attached.

Agenda: Property at 510 W. 6th St.

Meeting called to order by PJ Slobojan at 10AM. A brief background of the issue of the stabilization of 510 W. 6th and the GC-HHDA possible involvement in this was given. Protocol on Robert's Rules of Order was given.

*Motion made by Sara Bartholomew and seconded by Jeff Gomez to vote by ballot on any motions of this meeting. Motion carried.

*Motion made by Sara Bartholomew and seconded by Glenn Peterson to limit any debate to 2 min. Motion carried.

*Motion made by Mike Schroeder and seconded by Jeff Gomez to state the following:

"We, the members of the Gold Coast-Hamburg Historic District Association, support saving the home at 510 W. 6th St., because of its monumental historical significance, architectural beauty, and prominent location with the neighborhood. Further, this is to be communicated in a letter the Davenport Mayor, Council, City Staff, Historic Preservation Commission as well as the property owner."

Discussion followed. The motion was passed 32 yes, 1 no.

*Motion made by Marion Meginnis and seconded by Glenn Peterson to state the following:

"That the Gold Coast Hamburg Historic District Association adopts the following resolution and that it be

shared via letter with the Mayor, City Council, and City Manager, and homeowner of 510 W. 6th St.

We the members of the Gold Coast-Hamburg Historic District Association, as outlined in our mission statement, are 'dedicated to preserving the built heritage of Davenport's First Neighborhood.'

One of our most important homes, the Lambrite-Iles-Petersen Home at 510 W. 6th St., is deteriorating at an alarming rate, causing concern for its survival. The home has been declared uninhabitable by the city and has not been lived in for more than two years. Requests for action from the city and utility companies have gone unanswered. All offers of assistance by neighbors, friends, and the Association have been rebuffed.

We now ask for the City of Davenport's aid in assuring the home's survival and pledge our support for any future efforts to accomplish that end."

An amendment was made by Aubrey Jordan and seconded by Marion Meginnis to add the words "if possible" in the last paragraph after the word "survival". This amendment was defeated.

After discussion on the original motion, a ballot vote was taken and motion passed with 23 yes, 9 no, 1 abstain.

It was discussed and agreed upon by consensus that both motions will be included with correspondence to the city. The board will draft and send the letter and send copies to membership.

*Motion was made by Sara Bartholomew and seconded by Jill Sidney stating "at this time the GC-HHDA table any direct action/intervention in the matter of 510 W. 6th St. until August 2012." A friendly amendment "except to respond to any correspondence or requests from the City" was added to the motion. After discussion the motion and second were withdrawn.

*Motion by Jeff Gomez and seconded by Mike Ryan that "a draft of policy for abandoned property be presented at the May 2012 membership meeting with a final draft and vote at the August 2012 membership meeting." After discussion, this motion was passed after agreement by the body not to do a ballot vote.

Meeting was adjourned at approx. 11:30.

Recorded by PJ Slobojan

Sun., May 20 2012, 624 Western, Home of Steve Andrews

Social at 4 pm, Meeting at 4:30.

1. Welcome, Introduction of guests Adam & Alyssa Kughl, Housekeeping items - 23 members present. Adopt forms were passed around. Hilltop Merchants have a festival scheduled for **Oct. 6** and GC-HHDA is encouraged to participate. 5 summer Kids Passes were donated by individuals and the Association to Project Renewal kids. The Center on Brady St. has a 6 week program bringing in students to help with projects like garden care, painting, simple carpentry - contact PJ if interested.
2. Sec'r report - from Feb. 2012 meeting approved.
3. Treasurer's report - Sara Bartholomew gave report and handout of finances. Approved.
4. General reports
 - a. Beautification. PJ Slobojan, chair. Mike Ryan reported on progress to Scott St. Project. Through a city CPP grant railings on the lower half of the hill will be installed, as with

Western and Ripley railings. PJ reported a successful tree cutting in the park with 10 members participating. Volunteers are needed to help with Park, Western, Gaines St. maintenance.

- b. Promotions. Mike Schroeder, chair. Marion Meginnis gave a report from Weed & Seed on the realtors workshop held May 9 targeted to having realtors look at areas within the W&S districts, as well as any areas south of Locust. A meeting of the Promotions committee will be held **Wedn., June 13, 510 W. 7th ST. @ 6 pm.**
 - c. Web Page. Jill Sidney, chair. The committee is looking to revise the web page. Estimates run from \$312 to \$5000. Geek Storage is our website hosting for online data background and storage. A thank you note to Danielle Stone for her past work was signed by membership. **Moved by Marion Meginnis to "approve up to \$500 to allocate funding for web site revision".** This motion was seconded and approved.
 - d. ByLaws/Policy Aubrey Jordan, chair.- The committee presented a draft for a policy for abandoned pr. operties. Comments and suggestions were made. The committee will continue to work on this policy for presentation at the next meeting.
 - e. Liaison. Dave Cordes, Marion Meginnis, Mike Ryan, PJ Slobojan. Marion reported having taken people around looking at properties. PJ reported EGG project lights have been added on the 800-900 blocks and a CPP grant's been received for another block. Those lights plus 2 non-working lights on the 700 block are not yet working.
 - f. Tour. Sara Bartholomew, Marion Meginnis, chairs. Sept. 22-23, 5 houses are hosting – 615 Ripley, 528 W. 6, 729 W. 6, 527 W. 9, 702 Western. The City house on W. 8 may also be open. Several volunteers are set up, many more are needed.
5. June 2 Cookout – Mary Houston and Mike Schroeder. **Sat., June 2, 3-6 pm, @ Mary Houston's, 729 Western.** Games are set up for kids, Association provides meat, table service, drinks. Bring side dish to share and individual drinks.
 6. Elections for Secretary position. A unanimous vote was approved for Jeramy Keninger to fill this position.
 7. Old Business. Ann Schwickerath thanked the Assoc. for the help with Run for Renewal and for the Kids Pass donations.
 8. New Business – none.
 9. Adjourn

PJ Slobojan, reporting

Saturday Aug 18, 2012 @ 702 Western Ave Home of Bob and Jill Sidney

Social 10:00AM, Meeting 10:30AM

15 members present

1. **Welcome, Introductions, Housekeeping –**
 - Adopt a light sign up sheet was passed – A State wide call to service from Governor and LT. Governor for September 15/neighborhood cleanup – some remaining Gold Coast Sweatshirts and Merchandise is still available for purchase – Gold book info

relayed

2. Secretary Report approved

3. Treasure Report approved

- a. **Sara Bartholomew- Due to the cancellation of the Home Tour there will be little in the way of revenue this year**

4. General Reports

- a. **Beautification** – PJ Slobojan – St. Ambrose Volunteer day will be August 20, 2012 and will focus on western Hill maintenance – Leaf Bag Grant still not approved to pay for this years leaf bags – September 15, 2012 will be the neighborhood clean up day – Scott Street railing for the lower steps are done and will be installed soon
- b. **Bylaws an Policy** – Jeremy Keninger – the final draft for policy on abandoned property was presented and approved by membership
- c. **Down Zoning** – Dave Cordes – update on the down zoning of 726 West 6th, city is in agreement that it is no longer being used as multi-family (11 apartments) and therefore cannot be return to that use.
- d. **Liason** – Nothing to Report
- e. **Membership** – Mary Houston – Membership is at 68 members
- f. **Promotion** – Mike Schroeder – Neighborhood “Homes for Sale” open house is scheduled for September 23, 2012 from 12pm to 4pm and kick-off reception will be September 2012 from 3 to 6pm - \$1000 budget was approved for marketing and putting on the event- currently 8 homes will be open that day.
- g. **Web Site** – Jill Sidney – Website is progressing – a section is being developed for donations and paying for home tour and high tea using PayPal
- h. **History** – Marion Meginnis – Old files have been scanned and digitized and are stored at the Jipp Store and the file can be emailed to anyone requesting information on their house if available.
- i. **2011 Financial Review** – Dave Cordes, Marion Meginnis – Report was approved- Sara Bartholomew commended for doing a perfect job as GCHHD Treasurer, Many Thanks Sara!!!

5. Budget

- a. **Proposed to set aside \$300 for leaf bags in case grant for this purchase is not awarded-approved**
- b. **Promotion committee request for \$1000 for neighborhood open house event – approved**

6. **Old Business – Abandon Property Policy - approved**

7. New Business –

- a. New neighbors Ann Protest and new tenant also at Jipp Apartment (Jane Harris)

Adjourn

Jeremy Keninger, Secretary

Saturday November 10, 2012 @ 510 W. 7th St., Home of Sue and Mike Schroeder

Social 10:00AM, Meeting 10:30AM

Members present – Sara Bartholomew, Steve Bartholomew, Bill Boom, Dave Cordes, Terry Genz, Jack Haberman, Redmond Jones, Marion Meginnis, Bryan Pattschull, Mike Schroeder, Sue Schroeder, PJ Slobojan and guests Adam Piehl and Dustin Eastwood.

8. Welcome, Introductions, Housekeeping – Adopt a light and membership sign up sheet were passed .

2. Upcoming Calendar

- Sat., Nov 17 – 4-8 pm, 321 W. 6th St., Home of Terry Genz & Mike Tollenaer, year end Celebration Party.
- Sat., Dec. 8, GC-HHDA High Tea
- Tues., Dec. 11 – Monthly Board Meeting
- Sat., Dec. 19, 2013, Annual Planning Meeting

3. Secretary Report approved

4. Treasure Report approved

5. Communications. 1) The Board received notification from a man interested in endorsing help from the Assoc. to purchase/restore the Col Ballroom. One of his ideas for parking was to tear down housing north of 5th St. Board replied tearing down housing would not be met with approval, but would endorse any attempts to restore the Col. Bill Boom and PJ met with the party and encouraged him to find parking as a first step in the process. 2) Bill Boom as Alderman and PJ from GC-HHDA attended the State APA conference in Ames and, along with Matt Flynn and Roy DeWitt, gave a presentation on Davenport's NEW (Neighborhood Empowerment and Wellness) program. 3) 518 Brown has been purchased by Ecumenical Housing, and early on, there were discussions of possibly razing the building. It now appears they will renovate to rent or sell.

6. General Reports

- a. Liaison – Dave Cordes met with Matt Flynn and Ryan Rusnak from the City concerning down zoning. 2 options came out of the meeting. One is to meet with owners of multiple dwellings individually and see who may be willing to go through the downzoning process. The other option is to work to downzone the entire district at once. Dave recommended the board begin the process of talking to individual owners. He has a list of these multiple dwellings that are referenced. Marion Meginnis reported Weed and Seed is no longer being funded, but monthly policing meetings will continue, and members were encouraged to attend these meetings. Mike Ryan is continuing to work with multiple dwelling homeowners to purchase city garbage containers to help save the streets and alleys from additional heavy private trucks using these. PJ is working on infrastructure item with nothing significant to report plus concerns with city that relate specifically to our neighborhood.
 - b. Promotion – Mike Schroeder – Neighborhood “Homes for Sale” open house was held September 23, 2012 from 12pm to 4pm and kick-off reception was September 2012 from 3 to 6pm - \$1000 budget was approved for marketing and putting on the event and approximately \$60 over budget was spent. 8 homes were open that day with about 400 people attending, and deemed a success .
 - c. High Tea – Sara Bartholomew and PJ reported 24 advance reservations at this time with a possible 48 seating for the Dec. 8 event. Media promotion is being done and there is still a need for volunteers.
 - d. Financial Planning – The Board is taking over this project. A list of possible projects has been generated and the work will continue.
 - e. Beautification – PJ reported most of the work this year has been maintenance along with the Scott St. project. An end of year report was given to members.
 - f. Bylaws and Policy – The policy on abandoned property was included in the policy document and given to members.
 - g. Membership – Membership is at 71 for 2012, the highest yet for the Assoc.
 - h. Walking tour brochure – Sara gave numbers from AEA for the walking tour brochure. Membership voted to have 500 copies with one color added on the front cover for \$634. After that batch is gone, there will likely be some new editing and sales to advertisers for re-prints.
 - i. The Annual Plan was presented.
7. Elected officers for 2013 are Terry Genz, Vice President; Dave Cordes, Treasurer; Redmond Jones, At-Large. Present Board members were thanked for their service this year.

8. 13 Awards were distributed.

9. Adjourn

PJ Slobojan, Reporting

Jeremy Keninger, Secretary