

The Grogan's Mill Village Association Meeting Minutes
Monday, November 20th 2023, 6:00 p.m. CST

The Woodlands Township Building
2801 Technology Forest Blvd, The Woodlands, TX 77381

<u>Board Member (Even Year)</u>	<u>Present</u>	<u>Board Member (Odd Year)</u>	<u>Present</u>
Secretary Kelly Lewis	X	President Aaron Hoffstadter	X
Treasurer Adrian Lopez		Vice President Vince Fredrick	X
Past President Emily Hoppel	X	Director Sara Bissig	X
Director Bella Cruz	X	Director Lore Breitmeyer-Jones	
Director Mitzi Fredrick	X	Director Wes Cordova	X
Director Neil Gaynor	X	Director Bruce Cunningham	X
Director Pat Goodpastor	X	Director Holly Willig	X
Director Sommer Hausman	X		

Topic	Discussion
Call To Order	President Hoffstadter called the meeting to order at 6:00 pm and welcomed residents to the meeting.
Resident Comments	Resident Maggert addressed the board with concerns and information regarding the proposed plans for the wastewater treatment facility. Resident Fuell expressed concerns regarding traffic, speed limit sign placement, and driver speed in the area. Noted vendors were of particular concern.
Sheriff's Report – Specialist Tavares	Specialist Tavares advised that the Sherriff's office can place a speed trailer at locations of concern and then evaluate further enforcement options. Noted a spike in burglary of vehicles in Town Center. A group of 6 thought to be responsible were arrested. Provided update to the board on policing statistics in TWT and Grogan's Mill from the month of October. Autism Awareness Initiative – Stickers for homes and vehicles to provide notice for police that an individual may be neuro divergent. The community can also provide details to MOCO Sheriffs to have a file created for reference. Sherriff's app – also includes road closures and other information. #9PMRoutine

	<p>Amber Card Program: For ages 17 and younger. Digital fingerprint and photo that can then be provided to MOCO Sheriffs in case an Amber Alert ever to be issued. This information is not kept on file.</p> <p>Resident Maggert inquired about what can be done to address a neighbor's abandoned car and was advised to contact TWT Covenant Administration.</p>
Program Specialist Report – A. Miller	<p>3R Bazaar rescheduled to 12/09 9:00-12:00 at Sterling Ridge Park & Ride. Noted that there were many upcoming Parks & Rec events. Provided Holiday Safety at Home tips.</p>
GMVA President's Report	<p>President Hoffstadter reviewed TWT election results. The Township's concerns regarding our insurance coverage/special events coverage were resolved. This will allow us to receive the 2023 restricted funds and hopefully move forward in the discussions regarding the 2022 funds that were not received.</p>
Review and Act on Minutes	<p>Secretary Lewis advised that October minutes were sent out to the board. Director Gaynor motioned to accept, Director Cunningham seconded the motion, motion passed with unanimous approval.</p>
Treasurer's Report	<p>President Hoffstadter explained that our bookkeeper will be filing our taxes by the end of December and then the GMVA audit will be conducted.</p>
3R Bazaar	<p>Vice President Fredrick noted the event was relocated from the High School to the Sterling Ridge Park & Ride.</p>
Adopt a Path	<p>Vice President Fredrick and Director Fredrick provided an update on efforts. 2 gallons of trash (1 bag recyclable). The report has been filed.</p>
Christmas Lighting	<p>President Hoffstadter advised the board that we received an updated email with invoicing information and expected it to be resolved in the next couple of days.</p>
TWFM	<p>Celebrated the 15-year anniversary on November 11th. Good weather has contributed to solid vendor attendance and customer turnout. QTD: +6.3% vs prior quarter, +31.82 vs. budget. YTD: +14.02 ahead of budget Market will be close Saturday, Dec 30. Preliminary plans/discussions for the permanent space for TWFM are under way. TWT and HHC are working independently on some possible designs but would plan to come together for a more collaborative effort.</p> <ul style="list-style-type: none"> • Director Hausman inquired about the ownership of the FM space. President Hoffstadter explained that the space would have multiple uses outside of TWFM, the GMVA will not/does not have an ownership stake, but will have an agreement in place to use the space for TWFM.
GM Village Center Liaison	<p>President Hoffstadter provided an update on discussions with Jim Carman – President of Houston Region – HHC.</p>

	<ul style="list-style-type: none"> • Notified us that they will not be renewing the lease for The Blue Lion Pub or S&N Liquor. Noted the concerns regarding proximity to the library. • Tenants will be given until the end of year to decide what they would like to do long term. Lease renewals will include an agreement to spend the tenant investment dollars to improve the interior spaces. • Discussions regarding possible rent reductions during construction will be taking place with tenants. <p>Phat’s Eatery is on schedule for a Feb 15 open.</p> <p>Residents and Director Hausman expressed concerns about the decision not to retain several of the businesses, transparency from HHC, and the possible future of TWFM.</p> <ul style="list-style-type: none"> • Past President Hoppel noted the GMVA scope of influence and lack of control over those decisions. • President Hoffstadter noted that the GMVA’s relationship/agreement with HHC is consistent with previous owner of TWFM space. • Director Cordova provided an update on the discussions The Blue Lion has had with HHC. • Further discussion around what the GMVA and residents can do to continue to show support and communicate community sentiments while maintaining relationships with stakeholders.
GM Village Center Promo/Events	Director Willig mentioned the committee is still discussing possible efforts, but no events were planned.
Communications	None
School Liaison	<p>Past President Hoppel provided an update.</p> <ul style="list-style-type: none"> • \$12K in checks (\$3K each) are being delivered to the 4 GM schools. • Props A, B, C passed in recent election. <ul style="list-style-type: none"> ○ Construction of 8 schools in CISD. ○ Hailey will receive an addition for 6 additional classrooms. ○ Every elementary will have gymnasiums. • Prop D – additional pool – did not pass.
Volunteer Recognition	Director Bissing provided an update: Invitations to be sent next week for Dec 17 at Chef Chan’s.
Yard of the Month	Director Cruz provided an update: November winners are Mark/Jeanne Andros. Have not received any nominations for December – will solicit in the newsletter.

Reports from other Woodlands organizations	
Parks and Rec	None.
MUD	<p>President Hoffstadter left the room.</p> <p>Director Gaynor provided updates:</p> <ul style="list-style-type: none"> • Shared results of monitoring of infectious diseases. No cost to us or SJRA. Noted seasonality and data several specific viruses. data.wastewaterscan.org • Groundwater levels are approaching all-time lows because of the drought, which will continue to impact subsidence. • Reviewed rate changes per 1,000 gallons <ul style="list-style-type: none"> ○ Base – unchanged ○ 0-3000: Up to \$1.9 from \$1.7 ○ 4000-15000: Up to \$2.95 from \$2.8 ○ 16000-3000: Up to \$4.99 from \$4.47 ○ Sewer: Base up to \$3.5 with flat rate of \$6.15 per 1,000. • Reminded the board about winterizing sprinkler systems and that winter usage will determine sewer fee. • Sign up for Woodlands Water Weekly and Water Smart. <p>Past President Hoppel noted the commercial waste throughout TWT.</p>
Environmental Services	None.
RDRC/DSC	Vice President Fredrick provided an update: Filings for RDRC will open in December and elections will be in February.
TWT Board Meetings	None.
Additional Resident Comments	None.
Additional GMVA Director’s Comments	Vice President Fredrick shared drone footage and photos of TWFM. January meeting was rescheduled to 1/22 due to the holiday.
Adjourn Meeting	President Hoffstadter adjourned the meeting at 7:10.