

Charles B. Aycock Neighborhood Association
Board of Directors Meeting Minutes
for
September 25, 2005

Present: Betsey Baun, Ritch Chapman, Mebane Ham, Tracy Lamothe, John Mandrano, Mindy McReynolds, Jacynthia Mitchell, Miki Moore, Steve Ruzicka, and Dave Wharton.

Absent:

Guests:

Meeting called to order at 3:10 pm by Board President, Betsey Baun.

I. MINUTES

Minutes from August 30th were approved with the correct spelling of Ritch Chapman's name. Also, the following motion was unanimously adopted:

Minutes will henceforth be distributed electronically to Board members within seven (7) days following a Board meeting, so that information contained therein may be posted to the CBANA website once the minutes have been approved.

Betsey Baun asked that Board members respond as quickly as possible with their corrections and/or approvals.

II. COMMUNITY RESOURCE OFFICER'S REPORT

Officer Greg Gardner was not in attendance.

III. OFFICERS' REPORTS

President's Report – Betsey Baun

- Member Terms – Betsey suggested that due to the large turnover of Board members this year, those who chose to could opt for a 1-year term. After discussion it was determined that Board members Mebane Ham, John Mandrano, and Jacynthia Mitchell have been elected to serve one-year terms, which expire in 2006 along with the terms of existing Board members Mindy McReynolds and Miki Moore. Ritch Chapman has been elected to serve a two-year term (expiring in 2007) along with re-elected Board members Betsey Baun, Tracy Lamothe, Steve Ruzicka, and Dave Wharton.
- Copier – Betsey was quick to respond to Preservation Greensboro's offer of their old copier when their new one arrives. Mindy McReynolds has space for it if no one else has room.

Vice-President's Report – Tracy Lamothe

- Fundraising:
Fisher Park House Tour – Tracy had a conversation with Fisher Park's Ann Stringfield regarding their house tour being planned for the Christmas holidays in 2006, and the possibility of our holding a simultaneous tour, perhaps in conjunction with our traditional luminary weekend. Discussion followed with a concern that our area might be lost in the shuffle. All agreed that lights on the Hendrix St. bridge would be beautiful and could run from John Mandrano's property. All in attendance agreed that Tracy should continue her dialogue with Fisher Park to see if holding simultaneous tours would work.
- Accounting Software – Tracy reported that we have spent approximately \$200 on the new accounting software.

Treasurer's Report – Jacynthia Mitchell

- Transfer of Responsibilities – Tracy is in the process of turning financial materials over to Jacynthia, but that the checkbook balance is the same as last month, less the cost of the accounting software.
- Office Supplies Charge Account – All present agreed that Jacynthia open a charge account at Staples or Office Depot for copier supplies.
- Neighborhood Donations – Jacynthia reported that approximately \$750 has been given to the CBANA in memory of Max Thompson that is earmarked for a memorial to him, and those funds are in her possession but not yet deposited. Discussion followed concerning contact that has been made with the City to perhaps rename the Hendrix St. bridge for Max; that trees could be placed on public property for approximately \$150

each; that a bronze relief plaque with Max's biography could be placed on the bridge or at the park; that Max was instrumental in securing an age-appropriate look for the re-built Bessemer Ave. bridge (between Church and Yanceyville); that Max had planted thousands of daffodil bulbs at Sternberger Park; and that the Newells might have a suggestion for an appropriate memorial. Also, \$100 has been donated to our general fund.

- **Defunct Garden Club** - Jacynthia continued the discussion regarding the depleted Garden Club bank account. After considerable discussion, the consensus was that due to the lack of a contact address for the former chair, the fact that others had access to the account, and the considerable time that has elapsed since the club disbanded, there would be no attempt made to retrieve the funds. It was emphasized that *in no way should this action be construed as precedent-setting*. To enable future Board treasurers having more oversight, the following motion was unanimously adopted:
Any group organizing in affiliation with the CBANA that plans to raise and/or disburse funds must first be approved by the CBANA Board of Directors, and the collection, holding, and disbursement of such group's funds must be done so under the auspices of the Board's treasurer.

IV. COMMITTEE REPORTS

Community Watch – John Mandrano

John reported that he did talk with Officer Gardener. John is just learning about what a Community Watch group does, and has some questions about Block Captains. Betsey asked John to hold this matter until the retreat.

Beautification – Ritch Chapman

No report.

Code/Zoning Enforcement – Dave Wharton

- **351 Summit Avenue** – This location is not within our Historic District but affects us visually. It has many junked cars on the lot. Dave reported that he has been working since April with the City's Bill Ruska and has determined that the owner has a permit for towing and storage only, with a 20-car maximum, no junk cars, and the erection of an opaque 6' fence. The fence has been erected but there are more than 20 cars, and many are junked. Mr. Ruska promised to have the premises checked by the end of October, but asked us to understand that he has only 2 zoning officers.
- **Parking Enforcement** – Dave has been diligent about reporting cars parked in front yards, particularly on Chestnut Street, and has been receiving cooperation from landlord Sam Zeeley. Loray is the zoning enforcement contact for our neighborhood at the City.
- **Carlo Frate's house on Charter** – Discussion continued about the car on this lot. Tracy reported that 6-7 months ago the city removed almost all this resident's cars. He has moved the remaining car to an area beside this house, but it doesn't appear to be in working condition.
- **Bill Pixley's house on Cypress** – Mebane Ham asked to have a neighborhood petition, signed by the CBANA Board of Directors, requesting a housing inspection for this property. Discussion followed regarding the kinds of violations that were occurring and we were informed that there is no water hooked up to this property, so there are sanitary concerns. Dave Wharton, CBANA Code and Zoning Chair, gave a brief description of the three types of enforcement (*minimum housing code* which landlords must have, *specific historic district zoning enforcement*, and an ordinance for *demolition by neglect*) and that there are different processes to have each enforced. Some Board members were reluctant to sign the petition at this juncture, and requested instead that Dave Wharton, write a letter to Mr. Pixley informing him of the neighborhoods' concerns and ask that he attend the next Board meeting so that we can discuss his plan to resolve current violations. All Board members would sign this letter. If Mr. Pixley doesn't respond, all board members agreed that the petition will be signed at our next Board meeting.
- **RUCO** – Dave will explain this ordinance at our next meeting.

Newsletter/Website – Dave Wharton

No report.

Design Review Committee and Historic Preservation Commission – Mindy McReynolds

No reports.

New Business

COA Request for 627 Summit Avenue – Betsey Baun suggested we ask that the Historic Preservation Commission issue a temporary code change so that the owner of this building could open his coffee shop. Discussion followed with some board members citing concerns about ‘spot zoning’ and the fact that the Summit Avenue Corridor Study is in progress, and those market study results will inform future zoning for the street. With one abstention, the following motion was approved:

The CBANA Board of Directors opposes the request to re-zone the property at 627 Summit Avenue in light of the City-sponsored Summit Avenue Corridor Study that is in progress, the results of which will indicate, through professional marketing and traffic studies, whether this will be an appropriate use of this property.

600 Summit Avenue for Sale – Tracy Lamothe informed the Board that there is an offer on this property, although the prospective buyers have until October 15th to back out of the contract, but it has been indicated to her that, in order to provide adequate parking, they want to tear down the bungalow on the same lot, but that faces Charter Street. The buyers have contacted Dave Wharton for assistance in obtaining tax credits. John Mandrano knows the buyers, and understands they are sensitive to the preservation aspects of this purchase. The following motion was unanimously adopted:

Board President, Betsey Baun, is directed to write a welcoming letter to the buyers, but in doing so, let them know that the Board will not support the removal or destruction of the bungalow, and that the Board will be asking the HPC to delay granting any such request for 365 days.

Next Board Meeting: Sunday, October 23, 2005 at 7:00 p.m.

Meeting Adjourned: 5:00 p.m., and after a short break the retreat began.