

May 24, 2019

Oak Park Estates Neighborhood Association (OPENA)

Minutes of OPENA General Meeting on May 21, 2019

The meeting was called to order at 6:40 pm by President Tom Forsyth.

Tom introduced the assistant pastor for St. Augustine, Buddy Apple, who welcomed everyone and mentioned the fact that his church offers a community luncheon on the third Saturday of each month. He invited us all to attend the next one on June 15th at 12:00 noon.

The meeting proceeded with Tom noting that the attendance was excellent. Actual count revealed that 84 people were present. Tom worked through the agenda items and outlined the pertinent events planned included:

- i) District 4 runoff forum, set for May 23rd at Friendship West Baptist Church
- ii) Neighborhood cleanup, rescheduled for May 25th, 9 to 11am.
- iii) Mayoral candidate forum on May 28th at Methodist Central, 6 – 8 pm.

Patsy Brown outlined plans for the June 1st picnic. At this point we needed a person to loan his/her grill to prepare hot dogs and volunteers to setup and cleanup the premises. Residents were encouraged to sign up at the volunteer desk.

The minutes for the March 19th meeting were read and approved. Joe Lucas moved for adaption while Judy Pollock seconded the motion.

The financial status was presented. Currently we have a total balance of \$1779.

Currently the organization has four projects under consideration for Grants through Heritage Oak Cliff. The total cost for these projects is \$4518. With approval of our grant requests, our outlay will be \$ 1807. Application has been made to Heritage Oak Cliff for financial support. The projects that we have submitted for the grant include:

1. Project 1 – Neighborhood Improvement Grant to Purchase & Install Sign Toppers for Druid Hills Neighborhood.
2. Project 2 – Neighborhood Improvement Grant for the Marketing of OPENA.
3. Project 3 – Neighborhood Improvement Grant to Purchase Audio Visual Equipment for OPENA Meetings & Events Project.
4. Project 4 – Community Building Grant to help fund OPENA Social Events & General Meetings.

President Tom then gave justifiable reasons for the organization to file for a 501-C3 status. After this a motion was call to vote on the issue. Joe Lucas moved and Ann Herbridge seconded a motion to adapt 501-C3 status. The motion was approved unanimously.

The main speakers for this meeting were Cheryl Jordan of the Dallas County Appraisal District and Paul Carden of Venture Commercial and a consultant in commercial real estate, who discussed neighborhood gentrification.

Cheryl focused on the appraisal process and the steps involved in appealing a valuation. Notable take-aways are that the appraisals are as of January 1st of the current year, the valuations are based on 100% of market value, and exemptions exist for disabled people and residents over 65 years old.

For people wanting to challenge the appraisal, May 15th is the official cutoff date. Cheryl noted that some issues can be settled informally, if not they are moved to the formal three member panel for a decision.

She provided a detailed handout for study and indicated that the Dallas Central Appraisal District's website would be a useful resource for residents.

Paul Carden looked at the land space as a redevelopment site. He explained real ways for the homeowners to manage gentrification. Much of his conversation centered on the tools the homeowner has available to comeback displacement. Paul emphasize that terms like senior tax deferral, tax ceiling, zoning, homestead, 10% per year maximum increase, should be in the residents' vocabulary.

Plans were made to post the presentation on OPENA's website.

The meeting formally adjourned at 8:20 pm.

Richard Thomas, Secretary

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Serving both the Oak Park Estates and Druid Hills Neighborhoods