

## RPIA Board Meeting Minutes – January 17, 2022

The board meeting of the Ryan Place Improvement Association was held via Zoom on Monday evening, January 17, 2022, with President Tim Keith presiding and Sarah Geer as secretary. A quorum was established and the meeting was called to order at 7:04 p.m.

Board Members in Attendance: Tim Keith (President), Cade Lovelace (Vice President), Sarah Geer (Secretary), Jen O’Connell (Treasurer), Ryan Terry (Communication), Chris Ebert (Historic Resource), Jason Jones (Public Safety), Jake Neal (Membership), Jeff Schroeder (Activities), Javier Rodriguez (S Adams St), Blake Villa (Ryan Place Dr), Casey Creager (Alston/Lipscomb/Page), John Belknap (8<sup>th</sup>/James/Stanley), Terri West (College Ave)

Others present included: Chris Gee, Ruth Karbach, Trish Terrell

### Report Summary/Notes

- President
  - Welcome new board members
  
- Vice President
  - Re-districting update – both FWISD and city council are in the process of proposing new district maps
    - FWISD is proposing an updated map on Jan. 18. In the proposed map, District 9 loses a little territory in the downtown area, and Ryan Place remains in District 9. There has been some discussion of splitting Ryan Place and Fairmount across two different districts. Tim and Cade personally sent letters to the redistricting committee asking that Ryan Place and Fairmount not be split up. Cade would be interested in sending a letter as RPIA making a similar request.
      - Resident question: Are some of southern Ryan Place blocks excluded from District 9? If so, can we also request that all Ryan Place is in the same district?
        - Cade noted that the division between District 9 and District 8 is Bowie, so it does split the neighborhood.
      - Cade is also willing to share email/letter language that individuals could send on their own to FWISD trustees. The key message is for “any proposed map to include the entirety of Ryan Place and the entirety of Fairmount together in a district.”
        - **Terri West moved that Cade Lovelace drafts a letter to FWISD trustees consistent with language above. Chris Ebert seconded. Motion passed.**
    - City Council – Cade met with Elizabeth Beck re: six current proposed maps. Several of the maps make 8<sup>th</sup> Ave a dividing line – meaning Ryan Place would be

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in a different district from Mistletoe Heights/Berkeley. We could also send a letter from RPIA requesting that we remain in the same district as Mistletoe Heights/Berkeley.

- Resident question: If 8<sup>th</sup> is the dividing line, would the triangle in the Southwest corner of Ryan Place be segmented to a different district?
  - Cade clarified that all proposed maps follow 8<sup>th</sup> and then Cleburne (not 8<sup>th</sup> straight down).
- **Terri West moved that Cade Lovelace drafts a letter to city council requesting that Ryan Place remain in a district with communities of interest and historic significance. Chris Ebert seconded. Motion passed.**
  - Cade will also send language that individual board members can send on their own and encouraged them to do so.
- Secretary
  - Sarah shared draft minutes from the November meeting.
    - **Terri West moved to approve the minutes from the November meeting. John Belknap seconded. Motion passed.**
  - Sarah is working to resolve the online donation function on the RPIA website.
  - Sarah reminded the board about the proposed tiny home development as part of homeless outreach program with Southside City Church.
    - Resident question: Would this open up a path for replication of similar housing projects on a larger scale in the area?
      - Sarah and Tim responded that the proposed project is more of a one-off/pilot project, and it will fall under Hemphill Collaboration oversight.
    - **John Belknap moved to write a letter of non-opposition for the project. Blake Villa seconded. Motion passed.**
- Treasurer
  - 2022 Budget discussion
    - Jen reported that, as of the end of 2021, we have ~\$33,000 unallocated within the RPIA account. RPIA funds sit in a savings account with our bank and earn little to no interest. It could be worth looking into other options at the bank (CDs, etc.).
    - Jen reviewed the revenue lines within the proposed budget and made the following comments:
      - Because of ad sales, the newsletter essentially pays for itself.
      - RPIA plans to work with the Fairmount Neighborhood Association to secure sponsorships to cover expenses for the annual softball game.
      - The CCRP Tour committee is planning for increased sponsorships/ads but fewer ticket sales than historical trends.

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- Jen reviewed expense lines within the proposed budget and noted that it includes adding back chicane maintenance under landscaping.
    - Question: Who prepares our taxes?
      - Charles Paul (CPA specialized in nonprofits)
    - Question: Does our insurance policy cover the CCRP Tour? Yes.
  - Ruth Karbach noted that the neighborhood welcome program is a big help for recruiting for the board and for neighborhood volunteers. If we want to continue with the annual newcomer event, early November is ideal timing for recruiting for CCRP volunteers. Ruth noted that if we hold two newcomer events in 2022, we might need more funds.
  - The board discussed the topic of event-related expenses in general. Concerns were raised about spending too much on events and prioritizing social activities over neighborhood improvement and community engagement. It was noted that we have designated project funds that we haven't yet spent (i.e., Triangle Park, Daggett pavilion).
  - The board raised concerns about passing an unbalanced budget.
  - The board noted that expenses related to the Lights, Camera, Action campaign should be reflected in the 2021 budget (not 2022), since the expense was approved in November 2021.
  - Based on further discussion, the board proposed the following adjustments to the draft budget: zero out the July 3 event and bring the holiday party to actuals (reduces deficit by \$2,400). Remove safety expenses from 2022 budget (show on 2021). Zero out the Cowtown clean-up event expenses. Pull \$148 from reserve funds to balance the budget.
    - **Sarah Geer moved to approve the 2022 budget with the adjustments noted above. Blake Villa seconded. Motion passed.**
- Communication
    - Ryan shared that newsletter production is underway and he is working to get back on the regular cadence. He welcomes feedback/input on the newsletter from board members.
    - Ryan noted the need to update the CCRP page on website as well as the director roster and historical minutes.
  - Activities
    - Jeff and Tim discussed the draft 2022 calendar of events.
    - Jeff noted that the Cowtown marathon route will go through Fairmount and it could be a fun, informal event to have neighbors gather up to cheer on the runners.

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- Public Safety
  - Tim suggested that we table discussion of the Flock camera presentation until February when the safety committee plans to make a follow-up presentation.
  - The safety committee expects to provide content for the newsletter related to the Lights, Camera, Action campaign.
  
- Infrastructure
  - Terri noted that if we have any questions re: Elizabeth Blvd construction, Donna Darner is coordinating with the city on that.
  
- Street Directors
  - **Sarah Geer moved to appoint Trish Terrell to the vacancy for the Ryan Ave Street Director position. John Belknap seconded. Motion passed.**

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Sarah Geer  
Secretary

RYAN PLACE IMPROVEMENT ASSOCIATION APPROVED BUDGET 2022		
	2022 BUDGET	Notes
<b>BANK ACCOUNTS as of Month-End</b>		
Checking (unallocated)		
<b>Candlelight Christmas in Ryan Place accounts (To be used for Daggett Park improvements)</b>		
MM account (unallocated)		
Allocated \$14,000.00 Daggett Park		
Allocated RP Circles		
Allocated Tri Park \$19,500.00 (Approved 08)		
<b>TOTAL</b>		
<b>REVENUE</b>		
Newsletter Advertising Sales	\$ 5,000.00	
4th of July Softball Game Sponsorships (cancell)	\$ 2,000.00	split with Fairmount
Neighbor Contributions	\$ 6,000.00	
CCRP - Sponsorships and Ads	\$ 15,000.00	
CCRP - Tour Revenues (ticket sales)	\$ 12,000.00	
December XMAS Party Holiday Event	\$ 3,000.00	will be a break-even event
Interest Income (PNC Money Market)	\$ 12.00	Research CD/ savings rates
Candlesticks	\$ -	need new vendor- Tim will coordinate
Neighborhood T-Shirt Fundraiser	\$ 1,000.00	repeat for Membership Drive
USE FROM RESERVE FUNDS	\$ 148.00	
<b>GROSS REVENUE:</b>	<b>\$ 44,160.00</b>	
<b>EXPENSES</b>		
Newsletter	\$ 6,800.00	back to 10 issues
Printing	\$ 6,500.00	
Bags & Distribution	\$ 300.00	
<b>Reoccurring Operating Expenses</b>	<b>\$ 17,675.00</b>	
Web site Domain Names & Hosting	\$ 250.00	
Constant Contact & 4 sq host	\$ 250.00	
D&O & General Liability Insurance	\$ 2,800.00	
PO Box Rental	\$ 175.00	
Water: Circles and 8th Ave. gates	\$ 800.00	
Landscaping (circles, gates, chicanes, Daggett Park on Eliz.)	\$ 11,000.00	3 estimates = 9,457 + chicanes
Irrigation repairs	\$ 600.00	
Gate lighting maintenance	\$ 500.00	
Stripe & Squarespace payment fee	\$ 400.00	more to account for home tour
Office Expense	\$ 50.00	had to buy checks for new bank account in 2021
Miscellaneous	\$ 100.00	
Firetruck maintenance and storage	\$ 500.00	transport from Dallas
Income Tax Return Preparation	\$ 250.00	
<b>Membership Dues &amp; Fees</b>	<b>\$ 635.00</b>	
Near Southside, Inc.	\$ 350.00	
Fort Worth League of Neighborhoods	\$ 35.00	
Historic Fort Worth	\$ -	Membership exchanged for ads in Newsletter and CCRP brochure
St. John's Church	\$ 250.00	for meeting space
<b>Events</b>	<b>\$ 18,050.00</b>	
Cowtown Cleanup	\$ -	Jen/ Sarah will cover
1st General Meeting (BBQ)	\$ 500.00	
Easter Egg Hunt	\$ 200.00	
Party in the Park July 3rd w/ Fairmount	\$ -	
May 7th membership drive event	\$ 1,200.00	
4th of July Parade and softball	\$ 2,750.00	
Summer Pool Party/ BBQ	\$ 400.00	
Croquet Tournament	\$ 200.00	
Triangle Park Movie Night	\$ 200.00	
Halloween Safety	\$ 200.00	
New Neighbor Welcome Event (+ Welcome Visits)	\$ 600.00	larger event this year to makeup for 2020/ 2021
Holiday Party	\$ 1,800.00	
<b>Candlelight Christmas in Ryan Place</b>	<b>\$ 10,000.00</b>	
<b>Improvement Projects</b>	<b>\$ -</b>	
Daggett Park pavilion	\$ -	will vote on these
Historic Home Signs	\$ -	will vote on these
Triangle Park Improvements	\$ -	will vote on these
Candlestick Expenses	\$ -	will vote on these
<b>Community Engagement</b>	<b>\$ 1,000.00</b>	
Daggett Elementary/ Montessori/ Middle support	\$ 750.00	
Ryan Place Service Award	\$ 250.00	
<b>TOTAL EXPENSES:</b>	<b>\$ 44,160.00</b>	
<b>NET INCOME:</b>	<b>\$ -</b>	