



CEDAR HILL
PUBLIC IMPROVEMENT DISTRICT #1

BOARD OF DIRECTORS MEETING

August 10, 2023, 6:30 p.m.
High Pointe Baptist Church
101 High Pointe Lane
Cedar Hill, TX

Meeting Minutes

Present;

- Delores Shaw President
- Kavin Brown Vice President
- Ruby Martin Treasurer
- Melissa Mims Secretary
- Nedra Fain Director
- Joel Flores Director
- Stacey Graves Neighborhood Services Director
- Jeanette Cosme Neighborhood Services Coordinator
- Steve Lafferty Deputy Chief of Police

Others Present:

- Francisco T. Homeowner
- James Sulak Homeowner
- Erin McClendon Homeowner
- Mark Stodola Homeowner
- Princess Banks Homeowner
- Debra Watson Homeowner
- Nicole Dalrymple-Hall Homeowner
- Tracey Jefferson Homeowner
- Shomege Austin Homeowner
- Anna Green Homeowner
- Shirley Daniels Homeowner & Cedar Hill Councilwoman

1. Call to Order

- Delores Shaw, Board President, called the meeting to order at 6:30 p.m.

Introduction of Meeting Attendees

- All in attendance introduced themselves.

2. Citizens Forum

- A citizen expressed concern regarding the pile of dirt at 202 HighPointe.
- A citizen expressed concern regarding vehicles parking on grass at 207 Wolfe.
- A citizen expressed concern about overgrown bushes on sidewalks on Hunter.
- A citizen expressed concern regarding double parking on both sides of the street on Stephens - there is no room for the school buses or fire trucks.
- A citizen asked if it was possible to have sweepers clean City streets periodically.

3. Business Items

A. Approve Minutes from the July 13,2023 Board Meetings

- Board approved Meeting Minutes with no corrections.

B. Receive Treasures Report

- Ruby Martin, Board Treasurer, gave the Treasures Report. There were no questions.

4. Update on Associa Contract – Jeanette Cosme

- Neighborhood Services Coordinator, Jeanette Cosme, notified the board that the Associa Contract was successfully terminated 2 weeks from the day after the last board meeting (i.e., July 28).

5. Discuss Code Enforcement Concerns - Stacy Graves

- Stacey informed attendees to download the myCedar Hill App and report any code enforcement violations through the app.
- Citizen brought up 202 High Pointe. Stacey informed attendees the dirt was moved out of the right-away and that the homeowners will plant grass once it is cool enough to do so (it is required to have ground cover for erosion control)
- Citizen brought up 402 Copeland (native wildflower lawn) as a possible code enforcement issue. Stacey will drive by and look at the yard.
- A homeowner brought up the issue of vehicles parked on the grass. Stacey informed attendees that vehicles cannot be parked on the grass in the front or side of the house, but they may be parked on the grass in the back; however, the code enforcement officer must view the homeowner parking on the grass in the front or side of the house. Pictures from other homeowners cannot be used as evidence. Stacey encouraged attendees to let the officers know what time of day they should drive by.

- A homeowner brought up the overgrown bushes on Hunter. Stacey let attendees know that public right-of way should be free of limbs and bushes and can be reported.
- A homeowner brought up the pothole on Tulley and Flameleaf and informed Stacey it was submitted via the app. Stacey advised this is on the list to be repaired.
- A homeowner asked if parking on the grass in the back of the house is a violation if it was causing mud to be washed into the alley when it rains. Stacey informed attendees that this scenario can be reported because mud and dirt were entering the public rights-of-way (erosion control).
- A homeowner asked why the code enforcement officer is missing a lot of violations. Stacey advised that the code officer can come out more often if the PID paid for extra trips; however, it is not realistic to expect the officer to drive down every street and alley - it would be extremely helpful for homeowners to call or submit potential violations. Stacey also brought up that the PID could pay an individual from the neighborhood to pick up litter and submit code enforcement violations.
- Several Citizens and Councilwoman Daniels brought up concerns regarding the intersection of New Clark and High Pointe (many accidents happen there because people do not see the stop signs). Stacey advised that the Traffic & Safety Committee reviews the need for lit/flashing stop signs, and she knows this issue was forwarded to them for review.
- Board Member Melissa Mims brought up the speeding issue on Strauss (nightly racetrack). Stacey advised that speed bumps were not permitted in Cedar Hill. She advised that the Traffic & Safety Committee could answer. They meet every other month and they just met in July. Citizen additionally brought up possible options of installing flashing yellow lights, rumble strips, etc.
- A Citizen said their street was dark and the streetlights either needed to be replaced or additional lights installed. Stacey informed attendees that the city was not responsible for the streetlights – it would be Oncor. Another citizen informed attendees that burned out streetlights can be reported on the Oncor Website.

6. Update on Meadows Monument (Couch & Cedar Valley)

- Delores Shaw, Board President, reported that Brickmasters inspected the Creekside and Cedar Valley monuments. The representative's recommendation was that no repairs were needed. The president concurred with the findings and forwarded the recommendations to The Meadows President.

7. Cedar Hill Police Department – Deputy Chief Lafferty

- Deputy Chief Lafferty reviewed the crime report for the past 12 months. He advised attendees that they live in a very safe neighborhood.
- Lafferty shared that Part 1 Crimes (murder, rape, burglary, theft, aggravated assault) are down 19 percent (a total of 34, mostly domestic-related).
- Lafferty shared that Part 2 Crimes (DWI, criminal mischief, accidents, reckless driving, etc.) are down 23 percent (total of 73).
- Lafferty reviewed the Flock Camera Report from the previous 30 days. The cameras took 556,900 pictures. Out of those, 99 became detections (indicates stolen car, plates or

outstanding warrants) and became available for Police and other law enforcement agencies to monitor.

- Lafferty indicated that the Special Patrol Report is forwarded to the president. He also indicated that additional patrols will be added to school zones when school starts. Officers tagged vehicles that were double parked on Stephens Street. He advised homeowners to call 911 when they view double-parked.
- Lafferty informed attendees the crime watch reports and code enforcement reports are sent to the board president each month. The goal is to add these to the PID Website once it is up and running.

8. Meeting Adjourned

- Councilwomen Shirley Daniels informed attendees that Trey Haggerty with F-Jam would be in HighPointe on Sunday (Aug 13) from 1-4 pm passing out school supplies.
- Erin McClenden announced he was running for the Board and asked for votes. Another citizen vouched for his character.
- Delores Shaw, Board President, adjourned the meeting at 7:40 pm.

Melissa Mims
Board Secretary

Approved: