

NOTICE OF REGULAR MEETING
HIGH POINTE PUBLIC IMPROVEMENT DISTRICT #1
High Pointe Baptist Church, 101 High Pointe Ln., Cedar Hill, TX 75104
Thursday, April 24, 2025, 6:30 P.M.
MINUTES

Board Members Present: Nedra Fain, Princess Banks, Mark Stodola, Shomega Austin, Yeariska Smith, Christine Snyder

Board Members Absent: LaShonda Bell

City Representatives: Jeanette Cosme, Shawn Ray, Max Best, Alan Sims, Chad McCurdy

Others Present: Bertha Middlebrooks, Melissa Mims, Howard Mims, Shirley Daniels, Ray Stroh

I. Call meeting to order

Shomega called the meeting to order at 6:32pm.

II. Invocation

Princess gave the invocation.

III. Citizens Forum

- Shirley Daniels (1360 Fox Glenn) addressed the board regarding the curb painting and her concerns over diversity with the contractors.
- Bertha Middlebrooks (1221 Nutting) addressed the board regarding the possible holiday party collaboration this year with all 5 communities combining.
- Melissa Mims (423 Kimmel) addressed the board regarding going back to monthly meetings.

IV. Approve January 9, 2025, regular meeting minutes

Christine moved to approve the minutes with the correction of the date to be January 16, 2025, seconded by Princess. The motion passed unanimously.

V. Discuss & Consider additional contribution for JW Williams Park improvements.

The board received a presentation from the Parks department regarding improvements to JW Williams Park that included design, trail connection, exercise equipment replacement, and adding a pavilion with seating. The board is unsure how many people use this park but are aware of the parks' current condition. The board previously approved a \$40,000 contribution on August 8, 2024. Due to rising construction costs, the Parks Department is seeking an additional contribution. Mark moved to contribute an additional \$100,000, seconded by Princess. The motion passed unanimously.

VI. Review & vote on quote for the retaining wall at Bradford Park

Mark moved to accept the quote for the retaining wall replacement at \$49,950, seconded by Christine. The motion passed unanimously.

VII. Code Enforcement Presentation

The board received a presentation from Code Enforcement regarding the internal processes for code violations and the status of the Clean Sweep in Bradford Park at High Pointe. The board expressed concern that some residents have become too lax in following community regulations. Mayor Pro Tem Alan Sims informed the board that Code Enforcement operates under the guidance of the City



Council and asked whether the board wanted a stricter approach to enforcement. The board unanimously agreed that a more proactive stance on compliance is needed.

VIII. Review and vote on Phase 3 of mailbox replacement quote

Mark moved to approve the quote for \$172,344, seconded by Shomega. The motion passed unanimously.

IX. Review and vote on LandWorks Projects

Mark provided additional information and updates on items a – f.

- a. Removal of crape myrtles & replacements - These have died and need to be replaced.
- b. Sod replacement with Palmetto St Augustine – The new grass will work better in shaded areas.
- c. Rose beds throughout High Pointe Community – This will improve overall appearance of the current rose beds.
- d. Tree branch security thought High Pointe – This will help keep the trees from splitting.
- e. Removal of Bradford Pear trees and replacements – The existing trees are weak and invasive, and could be replaced with more suitable options such as Vitex trees.
- f. Plant Burr Oaks on Wintergreen – These are strong, long-lasting trees.

Princess moved to approve items a through f, seconded by Christine. The motion passed unanimously.

X. Discuss Holiday Party Collaboration

Shomega proposed the idea of having a joint holiday party to include all 5 Public Improvement Districts. Yeariska is concerned with a venue that can accommodate everyone. Shomega will be meeting with PID Presidents in May to get more information to provide at the June meeting.

XI. Discuss and vote on changes to The Christmas Light Company 2025 installation

The board agreed to retain the existing contract, with the only modification being the removal of garland from the areas where it was stolen, replacing it with lighting instead.

XII. Adjourn.

Shomega adjourned the meeting at 8:25 pm

Approved Shomega Ousifer, High Pointe PID President

Attest Jeanette Cosme Jeanette Cosme, Neighborhood Services Coordinator