



TGSNA Board of Directors Meeting

March 7, 2023

6:30 pm

Alpha Brewing

In Attendance (Presence indicated by ☑ - Absence indicated by ☒):

- ☑ Deborah Pratt (President)
- ☒ Leah Sweetman (Vice President)
- ☒ Robert Boggs (Treasurer)
- ☒ Rose Moller-Jacobs (Corresponding Secretary)
- ☑ Joe Mazzola (Reporting Secretary)
- ☑ Thomas Pratt (Northeast Quadrant Director)
- ☑ Mark Abbott (Northeast Quadrant Director)
- ☑ Adam Mizes (Northwest Quadrant Director)
- ☑ Joe Grailer (Northwest Quadrant Director)
- ☑ Hope Wyss (Southeast Quadrant Director)
- ☑ Karen Strombach (Southeast Quadrant Director)
- ☒ Liz Tegart (Southwest Quadrant Director)
- ☑ Suzanne Chisum (Southwest Quadrant Director)

President Deborah Pratt called the meeting to order at 6:37 pm.

1. Welcome & Introductions

Welcomed to the March board meeting.

2. Secretary's Report - Joe

Tom made a motion to approve February Board & General Meeting minutes, Hope seconded, no opposition.

3. Treasurer's Report - Robert

No update.

4. General Meeting Agenda / Structure - Debi

a. March Agenda

- i. Cherokee Street Tool Library (Nicholas Oberfrank)
- ii. Developer Presentation
 1. Morganford development, presentation to membership.
Development committee attended initial meeting, coordinated abutting neighbor meeting (which non-abutting neighbors also showed up), per guidelines. Plan to bring cards for people to submit questions. Hope & Adam will review question cards and collate.

b. April Agenda

- i. South Grand Updates - Rachel Witt, big projects on Grand.

5. Report from meeting with TGE - Debi

- a. Debi met with new TGE President and Vice President.
- b. They have dues, quarterly newsletter comes with membership.
- c. Big on social events "Adventures" in the neighborhood, plan to have joint adventures with them in the future.
- d. Hope proposed neighborhood association summit with other NA's surrounding us, sort of a mini Slaco meeting.

6. 2023 Fundraising Committee - Debi

- a. The first meeting is scheduled for 3/21 via Zoom. Goals to start picking dates / space / fundraising goal(s).
- b. Debi to follow up with Robert to determine what past fundraising goals were, and what average spend has been in the last 5 years to help set goals for fundraising.
- c. Dog park membership dues would be coming in for maintenance. May need additional contingency in our NA for emergency dog fund maintenance. A fiscal plan needs to be developed as we likely will need for dog park membership funds to be maintained in a separate TGSNA bank account.
- d. Biggest expense (insurance) was paid in February.
- e. May consider "table" event(s) to sell buttons and stickers, and pick up membership at the same time.

7. Dog Park Update - Leah

- a. Leah was unable to attend. A few notes are discussed.
- b. Hope had a few ideas
 - i. Need to consider trash bags need to be heavy duty to ensure bags do not rip and spill feces everywhere.
 - ii. May need emergency funding for additional trash pickup in “busy” months.

8. Role of Quadrant Director - Debi & Hope

- a. No vote taken, these will be guidelines / information for someone looking to become a quadrant director. Debi presented verbiage.
- b. Debi will get information to Liz / Rose to post onto the website.

9. Development Committee Update - Mark

- a. Fanning
 - i. Developer did not get LIHTC, confirmed by Mark.
 - ii. The developer has their variance approved, and could go with their original proposal without TGSNA support.
- b. Tholozan
 - i. Developer gave the committee an ultimatum, either give a letter of support or he'll sell to the highest bidder. The developer addressed most of the concerns from abutting neighbors, but they continue to make demands and are uninterested in compromise. The property is currently zoned industrial, and the current developer/owner would not need any zoning variances if he complies with those current zoning guidelines.
- c. Giles
 - i. Mark was approached by the developer in January for the Board of adjustment meeting mid-Feb.
 - ii. Presentation was given to the development committee. Site was a 2-family unit that burned down. Developer wants to keep the same footprint but build a 4-family. Lot size, not unit size in question. Needs variance to do a 4 family.
 - iii. Mark set up a follow up meeting with abutting residents, flyer'd Giles, held at Carpenter, about 15 people attended, including 8 property owners near the project. Laura MaCasky used an expletive, which offended the developer, who left without completing the presentation. Abutting residents were upset they didn't get to see the presentation. Need to be better with filtering this meeting to allow only nearby residents (membership at large is a separate meeting).
 - iv. Adam proposed we shouldn't have abutting residents meeting for projects unless larger projects. Concerns voiced by others were that we need to have meetings to maintain transparency and engagement of residents. Agreed meeting needed more structure. We do live in a first amendment

world, need to host meetings, and take ownership for control of the meetings.

- v. After the meeting, the developer apologized for his behavior and for leaving in the middle of the meeting.
 - vi. We plan to send a letter to the developer apologizing for the behavior of our guests at the meeting we were hosting.
 - vii. The developer is not interested in presenting to our general membership, but would be okay with a Zoom meeting at a later date, where people can submit questions via Zoom.
 - viii. Debi will see if a program on the Sunshine Law can occur at some upcoming general membership meeting.
- d. Vote for committee guidelines
 - i. Debi plans to send a code of conduct for review / vote in the next 24 hours.
 - ii. Need Mark to communicate code of conduct to development committee members. Need a vehicle to remove people from memberships when they don't respect others / code of conduct.
 - e. Mark wants to have walking focused groups for each of 8 groups, for next 8 Wednesdays (aside from general membership meeting weeks).

10. South Grand Donation

- a. Rachel Witt requested a donation for the cultural alliance event lineup for 2023. Minimum of \$500 donation for sponsorship (Friend). Currently TSGNA cannot afford that donation, but would like to give them something. Hope proposed we give half now, half after our fundraiser.
- b. Hope made a motion to provide a \$250 donation now, and \$250 if we meet our fundraising (or if the board can raise sooner), Mark seconded. Suzanne disagreed due to not having a budget for TGSNA in place that would include such a large expense. Debi believes South Grand is a fixture in our neighborhood, and has supported our association. Eight approved, Suzanne disapproved .
- c. Adam volunteered to cover the \$250 expense, and would make a donation to TGSNA to cover the cost.

11. Suzanne:

- a. March 20th is Mr Roger's birthday. It is a beautiful day in the neighborhood campaign, color the picture and post on your home.
- b. Suzanne created a Tower Grove South Block Captains Facebook page (not group) that can be followed to get updates.

12. Tom handed out beautification notes, March 19th is major cleanup at Marti's Garden

Debi adjourned the meeting at 7:54 pm.

Submitted by Joe Mazzola, Reporting Secretary

Upcoming Events

TGSNA General Meeting; Tuesday, 6:30 PM March 15th at Oak Hill Presbyterian Church.
TGSNA Board Meeting; Tuesday, 6:30 PM April 4th Alpha Brewing.