

**MINUTES OF THE MEETING
OF
MONTROSE MANAGEMENT DISTRICT
BOARD OF DIRECTORS**

March 7, 2011

Determine quorum; call to order.

The Board of Directors of the Montrose Management District held a meeting on Monday, March 7, 2011, at 12:00 p.m. at 5020 Montrose Blvd., Suite 201, Houston, Texas 77006, inside the boundaries of the District, and open to the public. Chairman Wynn called the meeting to order at 12:06 p.m., and the roll was called of the duly appointed members of the Board, to wit:

Position 1: Claude Wynn, <i>Chairman</i>	Position 9: Kathy Hubbard, <i>Treasurer</i>
Position 2: Allen Ueckert	Position 10: Michael Grover
Position 3: Randy Mitchmore, <i>Vice Chairman</i>	Position 11: Tom Fricke
Position 4: Cassie Stinson, <i>Secretary</i>	Position 12: Brad Nagar, <i>Ass't Secretary</i>
Position 5: Michael Carter	Position 13: Tammy Manning
Position 6: Marchris Robinson	Position 14: David Robinson
Position 7: Dennis Murland	Position 15: Randall Ellis
Position 8: Robert Jara	

and all of the above were present with the exception of Directors Carter, Grover, Nagar, Marchris Robinson, David Robinson, and Ueckert, thus constituting a quorum. Director Ellis joined the meeting in progress at 12:20 p.m. Also present at the meeting were David Hawes; Susan Hill, Ray Lawrence, Gretchen Larson and Josh Hawes, Hawes Hill Calderon, L.L.P.; Darrell Hawthorne, Municipal Accounts and Consulting, L.L.P.; Patricia Hall, Equi-Tax, Inc.; and Clark Lord, Vinson & Elkins, L.L.P. Also in attendance were Mack Armstrong, Bethany Morris and Julie Davis, Greystar Real Estate Partners; Pahl Samson, CURB Branding; Sina Hemmati; Bob Rose; Daphne Scarbrough, Richmond Avenue Coalition; and Francisco Valle.

Approve minutes of meeting held February 15, 2011.

Upon a motion duly made by Director Mitchmore and being seconded by Director Stinson, the Board voted unanimously to approve the minutes of its meeting held February 15, 2011.

Receive public comments.

Mr. Valle introduced himself and said that he attended the meeting to observe and learn.

Mr. Armstrong introduced himself and said that his firm represents two apartment complexes within the District.

Ms. Scarborough introduced herself and asked where and when the notices of the District's public meetings are published.

No action was taken.

Adopt resolution establishing additional meeting place of the Montrose Management District within the boundaries of the District;

Upon a motion duly made by Director Stinson and being seconded by Director Fricke, the Board voted unanimously to establish an additional meeting place for the Montrose Management District at 5020 Montrose Boulevard, Suite, 201, Houston, TX 77006.

Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy;

Mr. Lord reviewed the Investment Policy and explained the need for the resolution regarding an annual review. Upon a motion duly made by Director Mitchmore and being seconded by Director Manning, the Board voted unanimously to adopt the resolution regarding an annual review of the Investment Policy.

Accept and authorize the filing of Disclosure Statements from Investment Officer/Bookkeeper;

Upon a motion duly made by Director Mitchmore, and being seconded by Director Manning, the Board voted unanimously to accept and authorize the filing of Disclosure Statements from the Investment Officer/Bookkeeper.

Consider Montrose Management District FY 2011 Operating Budget;

Mr. David Hawes reviewed the budget, which includes both East and West Zone service areas with separate but parallel Service Plans. *Director Ellis arrived at this point in the meeting.* It was noted that the District is considering leasing office space. There was discussion regarding funding for economic development, website maintenance, graffiti abatement, esplanade projects and special events such as Taste of Montrose that will showcase the Montrose area to the public. Upon a motion duly made by Director Manning and being seconded by Director Hubbard, the Board voted unanimously to accept the Montrose Management District FY 2011 Operating Budget.

Receive and consider Montrose Management District's monthly financial report and pay invoices;

Mr. Hawthorne reviewed the financial statements included in the Board agenda materials. Upon a motion duly made by Director Mitchmore and being seconded by Director Fricke, the Board voted unanimously to approve the Montrose Management District's monthly financial report and pay invoices.

Receive Montrose Management District's monthly Assessment Collection Report and Billing and Assessment Summary, Lawsuit and Arbitration Status Detail, and Delinquent Assessment Report;

Ms. Hall briefed the Board with regards to assessments received year-to-date, as well as the status of lawsuits and arbitration matters. No action was taken.

Receive report with regard to lease space for District office;

The Board tabled this agenda item until next month's meeting.

Receive and consider recommendations from the Public Safety Committee related to:

Patrol Activity Report for the month of February;

Purchase of chair for the Neartown Storefront;

Mr. Josh Hawes informed the Board that the mobile security cameras are proving to be highly successful at deterring crime. There was discussion about future locations for mobile security camera installations. Mr. Hawes explained that the Houston Police Department's Neartown Storefront is requesting that the District purchase a new chair for use at the Storefront. Director Jara asked about the ownership of such property, and Chairman Wynn explained that all District property is clearly identified and remains the property of the District regardless of location. Upon a motion duly made by Director Stinson and being seconded by Director Hubbard, the Board voted unanimously to approve the purchase of a chair for the Neartown Storefront.

Receive update and consider recommendations from the Business and Economic Development Committee related to:

An agreement with CURB Branding in the amount of \$8,100 to develop a District logo;

Ms. Larson presented the recommendations from the Business and Economic Development Committee to enter into an Agreement with CURB Branding in the amount of \$8,100 for development of a District logo, as well funding to reimburse the firm for direct, project-related expenses in an amount not to exceed \$400. Upon a motion duly made by Director Mitchmore and being seconded by Director Fricke, the Board voted unanimously to approve the recommendation and enter into the Agreement with CURB Branding to develop a District logo.

Receive and consider resolution in support of the Texas Bottle Bill;

Chairman Wynn explained that the Texas Bottle Bill would create a deposit and refund system to decrease the amount of litter created by aluminum, plastic and glass beverage containers, including beer bottles. He noted that such bottles are frequently discarded as trash into Buffalo Bayou. He said that the Board has been asked to pass a resolution in support of the Bill. Following discussion, Board members decided that it may be best if directors take individual stands on the matter. They requested that staff distribute a copy of the Bill to all directors via email. No action was taken.

Ratify existing contracts with the former East Montrose Management District (HCID No. Six);

Mr. Lord reviewed the seven existing contracts, copies of which were included in the Board agenda materials, and he recommended their ratification. Following discussion, and upon a motion duly made by Director Manning and being seconded by Director Murland, the Board voted unanimously to ratify the existing contracts with the former East Montrose Management District (HCID No. Six);

Approve Professional Services and Project Management Contract with Hawes Hill Calderon, LLP;

Mr. David Hawes reviewed the proposed contract, including an Organization Chart and List of Services to be provided. Upon a motion duly made by Director Mitchmore and being seconded by Director Murland, the Board voted unanimously to approve the Professional Services and Project Management Contract with Hawes Hill Calderon, L.L.P.

Receive Executive Director's Monthly Report on Action Initiatives in Support of the Montrose Management District;

Mr. David Hawes said that the items in his Report had already been covered during the meeting. He invited everyone to visit the District's website at: www.montrosedistrict.org.

Adjourn.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:17 p.m.

Secretary, Board of Directors
Montrose Management District

(SEAL)