

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

June 9, 2014

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of Montrose Management District held a regular meeting, open to the public, on Monday, June 9, 2014, at 12:00 p.m. at 401 Branard Street, 2nd Floor, Room 106, Houston, Texas 77006, inside the boundaries of the District, 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 - Dana Thorpe	Position 10 - Michael Grover
Position 3 - Randy Mitchmore, <i>Vice Chairman</i>	Position 11 - <i>vacant</i>
Position 4 - Cassie Stinson, <i>Secretary</i>	Position 12 - Brad Nagar, <i>Ass't Secretary</i>
Position 5 - Lane Llewellyn	Position 13 - <i>vacant</i>
Position 6 - <i>vacant</i>	Position 14 - <i>vacant</i>
Position 7 - <i>vacant</i>	Position 15 - <i>vacant</i>
Position 8 - Robert Jara	

and all were present with the exception of Directors Claude Wynn, Dana Thorpe, Cassie Stinson and Brad Nagar, thus constituting a quorum. Also present were Bill Calderon, Susan Hill, Linda Clayton, Gretchen Larson and Phillip Wagner, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani, Pat Hall, Equi-Tax; Ray Lawrence, Lawrence & Associates, and Felecia Alexander, Municipal Accounts. Others attending the meeting were Brian Toldan, McCall Gibson Swedlund Barfoot, PLLC; Dennis C. Beedon, Montrose Business Ambassador; L.T. Jaquarya, HPD; Eugene Nosad, Avondale Association; Daphne Scarbrough, Richmond Avenue Coalition; Myra Johnson, Behringer Harvard Residential; Jack Valinski, City of Houston; and Tawny Tidwell, resident. Vice-Chairman Mitchmore called the meeting to order at 12:00 p.m.

APPROVE MINUTES OF MEETING HELD MAY 12, 2014.

Upon a motion duly made by Director Hubbard, and being seconded by Director Llewellyn, the Board voted unanimously to approve the Minutes of the May 12, 2014, Board meeting, as presented.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

RECEIVE AUDIT REPORT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC.

Mr. Toldan presented the draft Audit report, an updated report was provided to the Board, a copy is attached as Exhibit A, and answered questions. He pointed out several highlights in the report including the five-year schedule for the East and West zones. Upon a motion duly made by Director Llewellyn, and being seconded by Director Grover, the Board voted unanimously to approve the Audit Report for finalization, as presented.

RECEIVE AND CONSIDER DISTRICT'S MONTHLY FINANCIAL REPORT, INCLUDING PAY INVOICES.

Ms. Alexander presented the Monthly Financial Report and went over invoices, included in the Board agenda materials. Mr. Calderon answered questions regarding the line item storage fees and stated the amount was for the year. Upon a motion duly made by Director Grover, and being seconded by Director Llewellyn, the Board voted unanimously to accept the Monthly Financial Report, and approved payment of invoices as presented.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON DISTRICT INITIATIVES.

Mr. Calderon reported the Marketing Committee had met with the writers for the website and discussed the material content. He reported articles would begin being published on the website during the first or second week of August. He reported the Cultural District Designation Application had been finalized and submitted to the State. He reported the Mobility Committee met and discussed the bridge lighting and control box locations. He reported the schematics would be submitted to TxDot during the first week of July. He reported the Special Parking Application was being amended and would be resubmitted to the City in the next three weeks. Mr. Calderon presented the Patrol Summary and stated there had been 83 arrests in May. He introduced Officer L.T. Jaquarya, HPD. Officer Jaquarya reported on a robbery incident involving three individuals that led to felony charges. Vice-Chairman Mitchmore presented Officer L.T. Jaquarya with a Certificate of Appreciation from the District commending him for his bravery and response to the robbery, a copy is attached as Exhibit B. Mr. Calderon answered questions regarding graffiti activity. Mr. Lawrence reported Mr. Luhrsen with METRO had attended the last Economic Development Committee meeting and provided a presentation on the METRO reimaging plan. He reported the Committee was planning a second retail workshop to include shop owners and restaurant owners. Mr. Calderon reported he would work on having a METRO representative attend a Board meeting and give a presentation on their reimaging plan. No action from the Board was required.

RECEIVE DISTRICT'S MONTHLY ASSESSMENT COLLECTION REPORTS AND BILLING AND ASSESSMENT SUMMARIES, LAWSUIT AND ARBITRATION STATUS DETAILS, AND DELINQUENT ASSESSMENT REPORTS.

Ms. Hall presented the Monthly Assessment Collection Reports, included in the Board agenda materials. She reported 93% collected for the East zone with no uncertified properties. She reported 95% collected for the West zone with no uncertified properties. She reported notices were being sent out stating there would be an additional 20% penalty after July 1st for unpaid assessments. She reported she had received the 2014 preliminary numbers and there was a 27% increase in the East zone and a 26% increase in the West zone. She stated the numbers would not be certified until late August or early September. She answered questions regarding delinquent accounts. Mr. Calderon reported he had received a waiver request and after review from the Finance Committee it would be brought to the Board for action upon the Committee's recommendation. No action from the Board was required.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 55.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS LITIGATION, AND MATTERS RELATED TO THE SAME.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION BY LEGAL COUNSEL RELATED TO ITEM 8 ON THE AGENDA.

An executive session was not called.

ANNOUNCEMENTS.

There were no announcements.

ADJOURN.

There being no further business to come before the Board, Vice-Chairman Mitchmore adjourned the meeting at 12:49 p.m.



[Handwritten Signature] 7/24/14
Asst. Secretary

List of Exhibits:

- Exhibit A: Updated Audit Report, December 31, 2013
- Exhibit B: Certificate of Appreciation to L.T. Jaquarya

DRAFT

MONTROSE MANAGEMENT DISTRICT
HARRIS COUNTY, TEXAS
ANNUAL FINANCIAL REPORT
DECEMBER 31, 2013

FOR MANAGEMENT'S USE ONLY

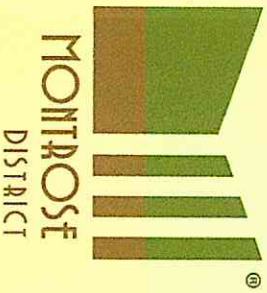
Certificate of Appreciation

THIS CERTIFICATE IS PROUDLY PRESENTED TO

OFFICER

L.T. JAQUARYA

THE MONTROSE DISTRICT DEEPLY APPRECIATES AND PROUDLY COMMENDS
OFFICER JAQUARYA FOR HIS BRAVERY AND SWIFT ACTION
IN HELPING APPREHEND SUSPECTS INVOLVED
IN THE ROBBERY ON JUNE 4, 2014.



Bill Calderon

BILL CALDERON
EXECUTIVE DIRECTOR
MONTROSE DISTRICT

Claude Wynn

CLAUDE WYNN
CHAIRMAN - BOARD OF DIRECTORS
MONTROSE DISTRICT

