



Cochran's Crossing Village Association

Monthly Board Meeting at The Woodlands Township Building

Minutes

February 22, 2022

Members present: JC Harville (president), Lori Riley (vice president), Jim Goldmeyer (treasurer), Cynthia Kessinger (secretary), Shiva Basavanna, Tommy Gober, Lisa Gilmore, Tom Chumbley, Hubert Vaz-Nayak, Crystal Shie, Walter Ehrhardt, and Fernando Mladineo.

Members not in attendance: Sharon Lavery, Jennifer Hogue, Amy Raper, and Stefany Vierra.

Guests: Deputy Carlos Tavaréz, Montgomery County Sheriff's office; Amy Tidwell, The Woodlands Township; Terri McArthur, The Woodlands Township; Ronda Trow, Howard Hughes Corporation; Terri Larson, Amanda VanDusen, Jaime DiNoia, Marilyn & Ken Hopman, Paul Campbell, CCVA residents; Zipporah Singleton.

The meeting was called to order at 7:05 PM by President JC Harville. Members present constituted a quorum.

Law Enforcement Report: Deputy Tavaréz presented the report for the Montgomery County Sheriff's Office. In December, there were 1,118 calls for service in Cochran's Crossing, 10 vehicle accidents, 506 patrol drive-throughs, and 7 suspicious vehicle calls. There were 19 welfare checks. Arrests totaled 5, with 1 DWI. There were 65 vacation watch calls in the village. There were 205 traffic stops made in the village and 1 burglary of a habitat.

A few concerns were brought to the attention of Specialist McKee in the January board meeting regarding dangerous driving activity after hours in the circle at Faith Bible Church and the Bear Branch Soccer Fields and in school zones during peak hours, as well as neighborhood parking concerns related to high school students. Deputy Tavaréz said he would follow up the concerns, as well.

He reminded the board that April is Autism Awareness Month. Anyone may reach out to the Sheriff's office for information regarding the program and to register a child or home with an autistic member so that officers, fire fighters, and ambulance services are aware of any needs in performing services. Smart 911 is another option for registering. Stickers are available for homes and cars to let officers know to turn off flashing lights.

He reminded us of the 9:00 PM routine in locking all car and home doors and to leave nothing in plain view.

Deputy Tavaréz said there are many scams currently, including IRS scams and Venmo scams.

Neighborhood Watch programs are active in communities. “See something, say something.” Anonymous tips are accepted. Report suspicious vehicles.

Hubert Vaz-Nayak asked about possible investigation of drone usage in neighborhoods, potentially watching homes. Deputy Tavaréz said there is a person who works in the department who handles such concerns.

Catalytic converters are popular items of theft. Some recent thefts occurred in parking lots of St. Luke’s, Babin’s Seafood Restaurant, and both the Woodlands Mall and theater.

The Woodlands Township Environmental Services Report: Terri McArthur tackled water contamination issues. Pet poop washed into storm drains and to nearest waterways are causing extremely high bacterial levels in the waterways. Levels are so high, TCEQ has named the waterways impaired for recreation to Spring Creek. MUDs purchased storm drain markers to be placed on storm drains throughout The Woodlands as a conversation starter to bring awareness to the issues. Door hangers are being distributed to explain the problem and to educate residents about yard waste and yard chemicals that are contributing to waterway contamination issues.

Terri is recruiting residents to install the storm drain markers and to dispense door hangers. Hubert Vaz-Nayak volunteered to distribute “Bag it and Trash it” carabiner and pet poop bags and bag holders at Cattail Park and explain the initiative to park goers in February.

Terri would like volunteers from the CCVA to meet on April 13th at Cattail Park from 4:00 PM to 6:00 PM to learn more about the waterway contamination issues (and “FBI”---fungus, bacteria, and invertebrates affected) and how to affix storm drain markers. Bags and holders will be handed out. Volunteers will distribute door hangers in the area. Terri will send a flyer to JC Harville for Facebook to invite residents to attend the meeting and volunteer. Sign up is required to attend. The flyer will include a QR code to make sign up easy.

She reminded us that it is illegal to put yard waste down the storm drains.

Plans for dog poop bag dispenser stations around The Woodlands and pathways are in motion.

JC reminded the board that March 26th is Earth Day. CCVA volunteers are needed to register the clean-up volunteers and hand out supplies the morning of the event. JC and Jim Goldmeyer volunteered. JC will send an email to the incoming board to ask for volunteers. There will be 2 people needed for each shift.

Guest Speaker, Ronda Trow, Howard Hughes Corporation: Ronda is the Director of Community and Public Affairs with HHC. She joined the staff in August of 2021. She noted that HHC moved their headquarters to The Woodlands in 2020 and has been in The Woodlands as a developer for 11 years. She said The Woodlands is the largest master planned community in the world with 22,000 acres.

Questions, by request, were sent by board members to Ronda in advance of the meeting. Ronda read the questions and answered them. Questions dealt with the Grogan's Mill Village Center and the empty space left in the center by the closing of the Randall stores. She explained that HHC does not own the center but does want to be part of the solution. HHC is working with the county, The Township, the community, and the owners of the shopping center to help find a solution for the empty space that is privately owned and zoned for a grocery store.

Additional questions were regarding the drainage issues in The Woodlands and in the payment to HHC of \$5 million in developing land in MUD 47. Ronda read a statement regarding the development of the property and how MUD's function and finance such water/wastewater infrastructure. She stated the development was never planned to be an apartment complex. She also referred to the collective MUDs and plans underway for drainage concerns, of which HHC has been involved.

Ronda announced the building of a new Memorial Herman primary care facility in the Creekside Park Medical Plaza. She announced 7 new restaurants coming soon: The Stand, Azzurro Italian Coastal Cuisine, State Fair, Amrina (social and dining), Cava, Kirby Ice House (with the largest bar in Texas), and I Heart Mac & Cheese (in Creekside).

The Woodlands Township Program Specialist Report: Amy Tidwell shared upcoming events such as Watch Talk Wednesday available via Zoom and Safety Day at The Woodlands Children's Museum. Each board member was sent an email with dates and times of events.

Erin Redmon will be the new Program Specialist for Cochran's Crossing and Grogan's Mill.

There was a question concerning permission given to utility contractors in working on residential property. Amy confirmed that permission was not needed for work in the easements. Concern was expressed by Cristal Shie regarding the lack of marking of utility lines in the Cochran's Green neighborhood by Consolidated Communications. She said the contractor had not performed proper 811 calls prior to digging, which is a danger. She expressed concerns that the contractor continued working during dismissal of Powell Elementary School students, even though they were disrupting the movement of children safely into the neighborhood. She called and left messages with Consolidated, but has not received a response addressing her concerns.

Approval of Minutes: Unanimous approval of January board meeting minutes following a motion made by Jim Goldmeyer and seconded by Lisa Gilmore.

Treasurer's Report: Jim Goldmeyer presented the treasurer's report for January and for February to date. JC asked Lori Riley as an officer and two volunteers from the board to conduct the by-laws required review of the financial records after the meeting. Tom Chumbley and Shiva Basavanna volunteered to conduct the review with Lori. Cash balances of \$19,973.22 remained in the General Fund and \$5,047.80 remained in the Education Fund on 2-22-22. By motion made by Hubert Vaz-Nayak, seconded by Shiva Basavanna and unanimous vote, the board accepted the treasurer's report.

General Business:

Election: JC Harville stated 12 board members ran for re-election to the board in the February election. Of the twelve, 8 were re-elected. Ten new board members will be seated in March. Three new board members, Terri Larson, Amanda VanDusen, and Jaime DiNoia were in attendance. JC welcomed the incoming board members and asked them to introduce themselves. JC thanked outgoing board members for their service to the community. JC shared with the board that Stefany Vierra's father passed away in February and offered to send a card to Stefany from the board.

JC said that Karen Dempsey of The Woodlands Township reminded the village presidents that holding the elections for the villages is a courtesy they provide. Presidents have inquired with The Township if an official voter's guide that includes all residents running for election could be created.

Hubert Vaz-Nayak brought up a concern that the voting roll used by The Township is out of date given that a property he owned in years prior to residing in The Woodlands showed up under his ownership on the roll. Lori Riley pointed out that a residence listed in a trust would not show up in the resident's name and would require searching in the roll for the trust name. Lori inquired as to whether anyone from the county was working with or training the election workers.

JC said presidents have also inquired about including an "I" next to the names of incumbents running for village association positions.

The question came up as to how many villages you can vote in. Per the bylaws of the associations, it is the village you are a resident of regardless of the number of properties owned.

Scholarships: Cynthia Kessinger reminded the board that applications are available at the two local public high schools and on the CCVA website for the two \$500 scholarships. The due date is April 20, 2022.

Other: It was brought up that current plans are for the sewage treatment plants to be consolidated into one plant behind Bear Branch Park in Cochran's Crossing.

Upcoming Guest Speaker: Chris Nunes from The Woodlands Township will have a presentation from the Parks & Recreation Department at the March meeting.

Resident Concerns: None presented.

Adjournment: With no further business, the meeting was adjourned at 9:00 PM by a motion from Shiva Basavanna with second from Tom Chumbley supported by a unanimous vote.



Next meeting: March 22, 2022 at 7:00 PM, at The Woodlands Township building