

## 2015 Neighborhood Organization Registration Information

The following information is required for Neighborhood Organizations to be On Record with Texas Department of Housing and Community Affairs ("TDHCA") for the purpose of providing for Quantifiable Community Participation ("QCP") during the 2015 Competitive 9% Housing Tax Credit Application round.

### Submit the following information:

- Neighborhood Organization name, City and Zip Code
- Contact information for 2 members who live within the Neighborhood Organization boundaries. Should include name, address, phone number and email.
- Proof that Neighborhood Organization is in existence prior to January 8, 2015 (bylaw, meeting minutes, newsletter, etc.)
- A map that clearly defines the Neighborhood Organization's boundaries

The **DEADLINE** for this information to be received by the TDHCA is **5:00pm on January 28, 2015** and should be addressed to:

*Attention: Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
PO Box 13941 (MC 332-10)  
Austin, TX 78711-3941*

For overnight delivery or courier delivery **DO NOT** use the PO Box address. Use the following physical address:

221 East 11<sup>th</sup> Street  
Austin, TX 78701-2410

The required information may also be faxed to (512) 475-1895 or toll free at (800) 735-1200 or emailed to [nicole.fisher@tdhca.state.tx.us](mailto:nicole.fisher@tdhca.state.tx.us).

*If you have questions regarding the Neighborhood Organization Registration requirements or the requirements, please contact Nicole Fisher in the Multifamily Finance Production Division by email [nicole.fisher@tdhca.state.tx.us](mailto:nicole.fisher@tdhca.state.tx.us), by phone at (512) 475-2201.*

January 15, 2015

TO: TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
RE: NEIGHBORHOOD ORGANIZATION REGISTRATION

NAME: GLEN OAK APARTMENTS RESIDENTS ASSOCIATION

ADDRESS: 711 GLEN OAK, CORPUS CHRISTI, TEXAS 78418

CONTACT: VERONICA HERRERA, PRES.  
711 GLEN OAK APT. 402  
CORPUS CHRISTI, TEXAS 78418

PHONE: 361-774-2575

EMAIL: v5.herrera@yahoo.com

MS. ALTA SKINNER  
711 GLEN OAK APT. 502  
CORPUS CHRISTI, TEXAS 78418

PHONE: 361-739-7774

EMAIL: Paul

ATTACHMENTS INCLUDED:

ARTICLES OF ORGANIZATION  
BY LAWS  
MEETING MINUTES, FLYERS, SIGN IN SHEETS  
PROJECT DESCRIPTION  
BOUNDARY MAP:

The Neighborhood Organization's boundaries are Glenoak Dr.,  
Held Street, Airdome Dr. and the property line along the parking  
Area to the Southeast.

**Glen Oak Apartments Resident Association  
Corpus Christi, Texas**

**ARTICLES OF ORGANIZATION**

**Article I**

**Name and Organization**

The name of this Association is the Glen Oak Apartments Resident Association and it is an unincorporated nonprofit association created under these Articles.

**Article II**

**Purpose**

It is the intent of this Association to function as a voice for the residents of Glen Oak Apartments. The Association shall consist of all residents who reside at the property joined by mutual interests for the nonprofit purposes of informing and providing assistance and offering an accessible forum for the exchange of information on matters affecting the residents.

The Association may engage in any and all other charitable activities and may engage in any lawful activities that may be incidental or reasonably necessary to accomplish its purposes. The Association shall have and may exercise all other powers and authority now or hereafter conferred upon it by the laws of non-profit organizations.

**ARTICLE III**

**Office and Duration**

1. The office of Glen Oak Apartments Residents Association shall be located at the Office of Glen Oak Apartments; c/o the President / Secretary of the Association; or at such place as the Association may from time to time determine, or as the business of the Association may require.
2. The duration of Glen Oak Apartments Resident Association shall be perpetual.
3. The death, removal, or resignation of any member of the Association shall not result in the dissolution of the Glen Oak Apartments Resident Association.

**Article IV**

**Membership**

The Glen Oak Apartments Resident Association consists of residents who are interested in the advancement of the residential community. The Association is a voluntary organization and no membership fee or annual dues are required for membership unless approved by the members in accordance with the by-laws.

The Glen Oak Apartments Resident Association does not discriminate on the basis of race, sex, age, religious affiliation, handicap, national origin, or other personal factor.

**Article V**

**Association Officers**

The Glen Oak Apartment Residents Association shall be governed by a minimum of (2) officers to be determined by the members. The name and total number of officer positions will be determined by the members require, changeable as circumstances necessitate.

The members present at any properly announced meeting shall constitute a quorum. Officers may be elected annually by nomination and a majority vote.

**ARTICLE VI**

**Minutes and Records**

The fiscal year of the Association shall be January 1 through December 31 of each year. Minutes, books, correspondence, and other records of Association shall be preserved by the Officers. Records that have ceased to be of use for the conduct of the affairs of the Association may be returned to the Officers for preservation to a depository designated by it, or discarded.

**ARTICLE VII**

**Dissolution**

In the event of the dissolution of the Glen Oak Apartment Residents Association, its property, assets, and other assets shall be transferred to any organization or organizations operated exclusively for charitable, educational, and/or scientific purposes as the Association may determine, provided such organization or organizations qualify as tax-exempt under the Internal Revenue Code of the United States.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Association

on this 30<sup>th</sup> day of October, 2014.

Kermon G. Herrera  
President

Witness

ATTEST:

Alta Skinner  
Secretary

# Glen Oak Apartments Resident Association

## By Laws

### Article I. Name and Purpose

Section 1.01: NAME. The NAME of this organization shall be the (Glen Oak Apartments Resident Association), hereafter referred to as THE ASSOCIATION.

Section 1.02: PURPOSE. The Bylaws shall govern the ASSOCIATION and its members and facilitate fulfillment of its general purposes.

### Article II. MEMBERSHIP.

SECTION 2.01: ELIGIBILITY FOR MEMBERSHIP. Any current resident of the Glen Oak Apartments, Corpus Christi, Texas, is eligible for Membership in the ASSOCIATION.

Section 2.02: HONORARY MEMBERSHIP. Any person may acquire Honorary Membership in the Association, by a majority vote of the Membership at a regularly scheduled meeting. Honorary Membership entitles the person to attend and participate in resident events. Honorary Membership does not, however, include voting rights.

Section 2.03: ANNUAL DUES. The amount required for annual dues shall be as deemed proper by the membership.

Section 2.04: VOTING RIGHTS. The full payment of the annual dues if any will entitle each person over eighteen in the Member's household (excluding Honorary Members) to one vote apiece in all Association elections.

Section 2.05: TERMINATION OF MEMBERSHIP. Membership in the Association is automatically terminated whenever the Member is in default of payment of the annual Association Dues as established by its membership. A member may also be removed by a majority vote of the membership.

Section 2.06: RESIGNATION. Any Member may resign by filing a written resignation with the Secretary of the Association.

### ARTICLE III. OFFICERS.

Section 3.01: OFFICERS. The Association shall have the following officers:

- 1) President,
- 2) Vice-President/Secretary.

Section 3.02: ELECTION OF OFFICERS. The Officers shall be elected by majority vote of the annual meeting of the membership.

Section 3.03: TERM OF OFFICE. The Officers shall serve a one-year term, with no limitation on the number of terms.

Section 3.04: DUTIES. The duties of the Officers are as follows:

- 1) The PRESIDENT shall be the principal executive officer of the Association and shall preside over all meetings, represent the Association on public occasions, and make such committee appointments from the membership as shall be deemed advisable for the effective conduct of the work of the Association.

2) The VICE-PRESIDENT / SECRETARY shall assist the President as the President requests and represent the Association on appropriate occasions. The VP/Secretary shall also, in the absence or disability of the President, perform the duties and exercise the powers of the President of the Association and shall keep minutes, attend to and record the proceedings of all meetings, maintain adequate records of the Association and its activities and such official correspondence as shall be required.

3) The duties of the officers shall not be limited as enumerated above, but they may discharge in addition such duties as are assigned by the Association Membership.

4) Unless so authorized, no officer shall have any power or authority to bind the Association by any contract, engagement, to pledge its credit, or to render it liable pecuniary for any purpose or in any amount.

Section 3.05: VACANCIES AND REMOVAL FROM OFFICE. Any Officer may be removed by a two-thirds vote of the members of the Association (excluding the Officer to be removed). Upon the death, resignation, or incapacity of an Officer of the Association, a majority of the Association shall elect a successor.

Section 3.06: MANAGEMENT. The Association shall be managed by the Officers so elected, with powers consistent with the Articles of Organization and these Bylaws of the Association.

#### ARTICLE IV. MEETINGS OF MEMBERS.

Section 4.01: PLACE OF MEETINGS. Meetings of the Members shall be held at the principal business office of the Association or at any other place the President or a majority of the Members may from time to time select.

Section 4.02: REGULAR MEETINGS. Regular meetings of the Association shall be held quarterly or as often as may be determined and place designated by the President.

Section 4.03: ANNUAL MEETING. An annual meeting of the Members shall be held in the month of January of each year, if possible. At such meeting, the Members shall elect the Officers of the Association, receive reports on the affairs of the Association, and transact any other business which is within the power of the Members. If an annual meeting has not been called and held within six months after the time designated for it, any Officer may call the annual meeting.

Section 4.04: SPECIAL MEETINGS. Special meetings of the Members may be called by the President, a majority of the Officers of the Association, or by five percent (5%) or more of the Members entitled to vote.

Section 4.05: NOTICE OF MEETINGS. A written or printed notice of each meeting, stating the place, day, and hour of the meeting, shall be posted on the bulletin board of the apartment complex by the President or a majority of the Officers. This notice shall be given at least seven (7) days before the date named for the meeting.

Section 4.06: QUORUM. The Members present at any properly announced meeting shall constitute a quorum for such meeting.

ARTICLE V. VOTING.

Section 5.01: VOTING. All issues shall be decided by a majority vote of members present at the meetings.

ARTICLE VI. COMMITTEES.

Section 6.01: AUTHORIZATION TO ESTABLISH COMMITTEES. The Association may establish committees as deemed necessary to pursue its stated objectives. Members of Committees shall be appointed by the President.

ARTICLE VII. FINANCES.

Section 7.01: EXPENDITURES. Expenditures of funds amounting to over One Hundred Dollars (\$100) per month must be approved by majority vote of the Membership present at any properly-announced meeting of the Membership.

Section 7.02: FINANCIAL REPORTS. Quarterly and Annual Financial Reports shall be prepared and presented to the President if dues are collected and presented to the Members at the quarterly and annual meetings.

ARTICLE VIII. AMENDMENTS.

Section 8.01: PROCEDURE. These Bylaws may be amended by a two-thirds majority vote of those present at any regular meeting of the Members of the Association, provided seven days written notice of the proposed amendment and of the meeting is given.

ARTICLE IX. ACCEPTANCE OF BYLAWS

Section 9.01: VOTING. Acceptance of these Bylaws shall be by a two-thirds majority vote of those present at any regular meeting of the Members of the Association, provided written copies of the Bylaws and a notice of the meeting is given to all Members at least seven days prior to the meeting.

ARTICLE X. NON-COMPLIANCE WITH BYLAWS.

Section 10.01: NON-COMPLIANCE PENALTIES. Noncompliance with the Bylaws of the Association shall result in termination of membership for the offender, upon a two-thirds majority vote by the Membership of the Association. Under no circumstance will noncompliance with any section of these Bylaws constitute forfeiture of the rights of the Association to exist or the rights of the Association to enforce the Bylaws of the Association.

Approved by the members of the Association on 30<sup>th</sup> day of October, 2014.

Veronica Y. Herrera  
Print Name: Veronica Herrera  
Title: President

Alta Skinner  
Print Name:  
Title:

# Glen Oak Apartments Resident Association

## Meeting Minutes

October 30, 2014 – 5:30 pm

The meeting began with a welcoming by Management staff and refreshments. The meeting was held on the property lawn under a big tree. Staff present at the meeting included Amy Foster, Manager and Budie Butler, Maintenance.

Project Description: Mr. Walter Martinez was present representing Housing and Community Services, (HCS) and TG 110, Inc., who made a presentation about the proposed tax credit project.

It was explained that TG 110 and HCS plan to submit an application for funding of tax credits to the TDHCA by January 2015. If the application is successful an award of tax credits would occur in July 2015. Actual construction would then begin about May 2016.

The residents were invited to participate by giving suggestions and getting project updates at future meetings. It was also explained that if the residents wanted to support the project, they could organize formally to submit a letter of support. This could help the project application secure a higher score for possible funding.

Residents were informed that once construction began in 2016 it would require temporary relocation to comparable units in the area and that management staff would work with each resident to find suitable housing during this period. It was further explained that all costs related to temporary relocation would be paid for by the project including professional movers, utility hook-ups, etc.

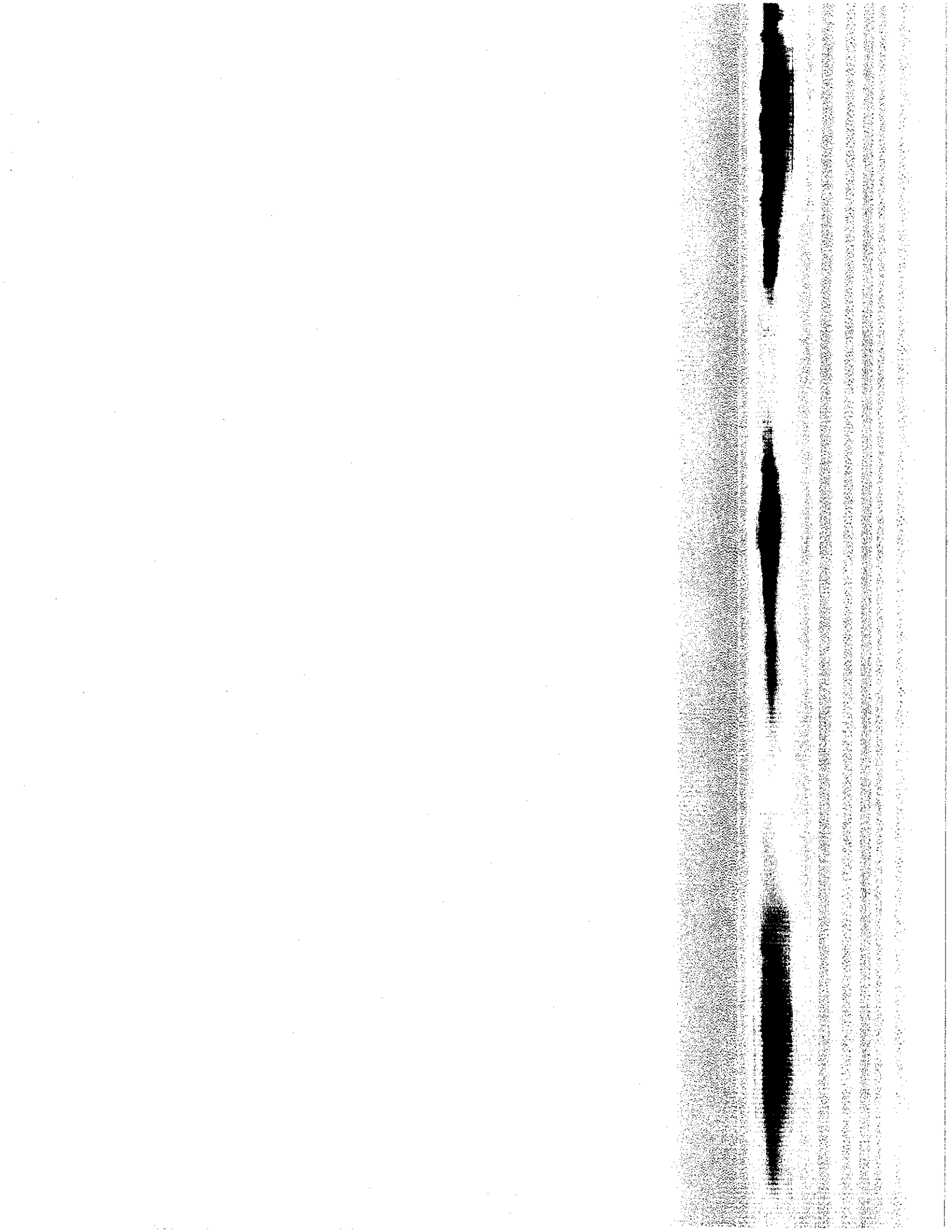
The proposal includes demolishing the current project and replacing it with a totally new development of 68 units with a modern design. The project based Section 8, subsidy for families would be preserved.

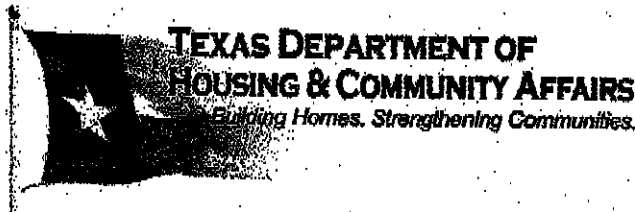
The residents were pleased to hear that new modern apartments would include energy efficient appliances, modern bathrooms with ADA showers and new kitchens, plumbing fixtures, lighting, and central air conditioning. A new office building and community center with computer lab, a swimming pool and playgrounds were all welcomed amenities by the residents. The estimated cost of construction is about \$7.5 million.

The following suggestions and topics were raised by residents at the meeting:

1. Requests for an exercise room.
2. Recycle trash dumpsters.
3. Green House.
4. Lawns that are good in the sandy soil found on the site.
5. ADA showers and bench for easy access.
6. Toilet seats for ADA.







## 2015 Neighborhood Organization Registration Information

The following information is required for Neighborhood Organizations to be On Record with the Texas Department of Housing and Community Affairs ("TDHCA") for the purpose of participating in the 2015 Competitive 9% Housing Tax Credit Application round.

### Submit the following information:

- Neighborhood Organization name, City and Zip Code
- Contact information for 2 members who live within the Neighborhood Organization boundaries. Should include name, address, phone number and email.
- Proof that Neighborhood Organization is in existence prior to January 8, 2015. (laws, meeting minutes, newsletter, etc.)
- A map that clearly defines the Neighborhood Organization's boundaries

The **DEADLINE** for this information to be received by the TDHCA is **5:00pm on January 23, 2015** and should be addressed to:

Attention: Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
PO Box 13941 (MC 332-10)  
Austin, TX 78711-3941

For overnight delivery or courier delivery **DO NOT** use the PO Box address. Use the following physical address:

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Austin, TX 78701-2410

The required information may also be faxed to (512) 475-1895 or toll free at (800) 732-6206 or emailed to [nicole.fisher@tdhca.state.tx.us](mailto:nicole.fisher@tdhca.state.tx.us)

If you have questions regarding the Neighborhood Organization Registration requirements or the QCP requirements, please contact Nicole Fisher in the Multifamily Finance Production Division or email at [nicole.fisher@tdhca.state.tx.us](mailto:nicole.fisher@tdhca.state.tx.us), by phone at (512) 475-2201.

January 15, 2015

TO: TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

RE: NEIGHBORHOOD ORGANIZATION REGISTRATION

NAME: GLEN OAK APARTMENTS RESIDENTS ASSOCIATION

ADDRESS: 711 GLEN OAK, CORPUS CHRISTI, TEXAS 78418

CONTACT: VERONICA HERRERA, PRES.  
711 GLEN OAK APT. 402  
CORPUS CHRISTI, TEXAS 78418

PHONE: 361-774-2575

EMAIL: v5herrera@yahoo.com

MS. ALTA SKINNER  
711 GLEN OAK APT. 502  
CORPUS CHRISTI, TEXAS 78418

PHONE: 361-739-7774

EMAIL: None

ATTACHMENTS INCLUDED:

ARTICLES OF ORGANIZATION  
BY LAWS  
MEETING MINUTES, FLYERS, SIGN IN SHEETS  
PROJECT DESCRIPTION  
BOUNDARY MAP:

The Neighborhood Organization's boundaries are Glenoak Dr.,  
Held Street, Airdome Dr. and the property line along the parking  
Area to the Southeast.

01-21-15 11:27 RCVD

**Glen Oak Apartments Resident Association  
Corpus Christi, Texas**

**ARTICLES OF ORGANIZATION**

**Article I**

**Name and Organization**

The name of this Association is the Glen Oak Apartments Resident Association and is designated as an unincorporated nonprofit association created under these Articles.

**Article II**

**Purpose**

It is the intent of this Association to function as a voice for the residents of Glen Oak Apartments and the Association shall consist of all residents who reside at the property joined by mutual consent for the, nonprofit purposes of informing and providing assistance and offering an accessible source of information on matters affecting the residents.

The Association may engage in any and all other charitable activities and may engage in any and lawful activities that may be incidental or reasonably necessary to accomplish its purposes, and it shall have and may exercise all other powers and authority now or hereafter conferred upon unincorporated non-profit organizations.

**ARTICLE III**

**Office and Duration**

1. The office of Glen Oak Apartments Residents Association shall be located at the Office of the Glen Oak Apartments; c/o the President / Secretary of the Association; or at such place as the Association may from time to time determine, or as the business of the Association may require.
2. The duration of Glen Oak Apartments Resident Association shall be perpetual.
3. The death, removal, or resignation of any member of the Association shall not result in the dissolution of the Glen Oak Apartments Resident Association.

**Article IV**

**Membership**

The Glen Oak Apartments Resident Association consists of residents who are dedicated to the advancement of the residential community. The Association is a voluntary organization, and no membership fee or annual dues are required for membership unless approved by the members in their by-laws.

The Glen Oak Apartments Resident Association does not discriminate on the basis of race, color, sex, age, religious affiliation, handicap, national origin, or other personal factor.

**Article V**

**Association Officers**

The Glen Oak Apartment Residents Association shall be governed by a minimum of two (2) officers to be determined by the members. The name and total number of officer positions will be determined as the members require, changeable as circumstances necessitate.

The members present at any properly announced meeting shall constitute a quorum. Officers may be elected annually by nomination and a majority vote.

**ARTICLE VI**

**Minutes and Records**

The fiscal year of the Association shall be January 1 through December 31 of each year. All minutes, books, correspondence, and other records of Association shall be preserved by the Officers. Records that have ceased to be of use for the conduct of the affairs of the Association may be turned over to a depository designated by it, or discarded.

**ARTICLE VII**

**Dissolution**

In the event of the dissolution of the Glen Oak Apartment Residents Association, its property, funds, and other assets shall be transferred to any organization or organizations operated exclusively for charitable, educational, and/or scientific purposes as the Association may determine, provided such organization or organizations qualify as tax-exempt under the Internal Revenue Code of the United States.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Association

on this 30<sup>th</sup> day of October, 2014.

Kenneth G. Herrera  
President

Witness

ATTEST:

Alta Abianca  
Secretary

# Glen Oak Apartments Resident Association

## By Laws

### Article I. Name and Purpose

Section 1.01: NAME. The NAME of this organization shall be the (Glen Oak Apartments Resident Association), hereafter referred to as THE ASSOCIATION.

Section 1.02: PURPOSE: The Bylaws shall govern the ASSOCIATION and its members and facilitate fulfillment of its general purposes.

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Section 2.05: TERMINATION OF MEMBERSHIP. Membership in the Association is automatically terminated whenever the Member is in default of payment of the annual Association Dues as established by its membership. A member may also be removed by a majority vote of the membership.

Section 2.06: RESIGNATION. Any Member may resign by filing a written resignation with the Secretary of the Association.

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- 1) President,
- 2) Vice-President/Secretary.

Section 3.02: ELECTION OF OFFICERS. The Officers shall be elected by majority vote at the annual meeting of the membership.

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Section 3.04: DUTIES. The duties of the Officers are as follows:

- 1) The PRESIDENT shall be the principal executive officer of the Association and shall preside at meetings, represent the Association on public occasions, and make such committee appointments as the membership as shall be deemed advisable for the effective conduct of the work of the Association.

2) The VICE-PRESIDENT / SECRETARY shall assist the President as the President requests in representing the Association on appropriate occasions. The VP/Secretary shall also, in the absence or disability of the President, perform the duties and exercise the powers of the President of the Association and shall keep attendance records and record the proceedings of all meetings, maintain adequate records of the Association activities, and such official correspondence as shall be required.

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Section 10.01: NON-COMPLIANCE PENALTIES. Noncompliance with the Bylaws of the Association shall result in termination of membership for the offender, upon a two-thirds majority vote by the Members of the Association. Under no circumstance will noncompliance with any section of these Bylaws constitute forfeiture of the rights of the Association to exist or the rights of the Association to enforce the Bylaws of the Association.

Approved by the members of the Association on 30th day of October, 2014.

Veronica Y. Herrera  
Print Name: Veronica Herrera  
Title: President

Alta Skinner  
Print Name:  
Title:



# Glen Oak Apartments Resident Association

## Meeting Minutes

October 30, 2014 – 5:30 pm

The meeting began with a welcoming by Management staff and refreshments. The meeting was held on the property lawn under a big tree. Staff present at the meeting included Amy Foster, Manager and Butler, Maintenance.

Project Description: Mr. Walter Martinez was present representing Housing and Community Services, and TG 110, Inc., who made a presentation about the proposed tax credit project.

It was explained that TG 110 and HCS plan to submit an application for funding of tax credits to the state by January 2015. If the application is successful an award of tax credits would occur in July 2015. Construction would then begin about May 2016.

The residents were invited to participate by giving suggestions and getting project updates at all meetings. It was also explained that if the residents wanted to support the project, they could formally submit a letter of support. This could help the project application secure a higher level of possible funding.

Residents were informed that once construction began in 2016 it would require temporary relocation to comparable units in the area and that management staff would work with each resident family to find suitable housing during this period. It was further explained that all costs related to temporary relocation would be paid for by the project including professional movers, utility hook-ups, etc.

The proposal includes demolishing the current project and replacing it with a totally new development of units with a modern design. The project based Section 8, subsidy for families would be preserved.

The residents were pleased to hear that new modern apartments would include energy efficient appliances, modern bathrooms with ADA showers and new kitchens, plumbing fixtures, lighting, and air conditioning. A new office building and community center with computer lab, a swimming pool, and playgrounds were all welcomed amenities by the residents. The estimated cost of construction is \$7.5 million.

The following suggestions and topics were raised by residents at the meeting:

1. Requests for an exercise room.
2. Recycle trash dumpsters.
3. Green House.
4. Lawn care and good in the sandy soil found on the site.
5. ADA showers and bench for easy access.
6. Toilets for ADA.

Resident Participation: Following the presentation on the project, Mr. Filiberto Garcia was introduced as a local affordable housing advocate with LULAC Council #1. Mr. Garcia discussed with the residents the importance of participating in the proposed project to make it a reality. Although the residents have participated and held routine meetings in the past on issues affecting the property, it was necessary to formalize as a resident association and register with the state. Proposed Articles of Organization and By Laws were distributed and reviewed by the residents. After much discussion two residents agreed to volunteer as officers for the association.

Action: A motion was made and seconded to adopt the Articles and By Laws. The motion was passed unanimously.

Action: Veronica Herrera, a resident volunteered to serve as President and Ms. Alta Skinner a resident at the property agreed to serve as Vice President/Secretary.

A motion was made and seconded to approve each of the two officers and the motions were passed unanimously.

The meeting ended and everyone was thanked for attending.

*RITA SKINNER*

Reviewed by *Alta Skinner*  
Secretary

# Resident Sign-Up Sheet

Oct. 30, 2014

Sheryl Decker

101

Resident	Apt#		
Veronica Herrera	402	Paula Moya	704
Alta Skinner	502	Betty Phillips	504
Brenda Long	501	Ann Phillips	504
Cristelin Propprom	706	Susan Kirkman	805
Juanas Aguilar	307	Nicole Dasher	70
Florentina Fajenda	603	Veronica Herrera	70
Jean Orchard	707	Jennifer Carr	80
Alexis La Rosa	401	Kelly Brown	80
Bonny Robinson	801	Jessie	
ALABIA RIZO	702	Deborah Allen	
Kimberly Wallace	803	Aubrey H. K.	
Vicky Kattiff	403		
Marguerite Nowling	503		
Maria Koton	204		
Lela Middler	203		
Blair	208		
Brittany Paul	111		
JOSE CAMPOS	111		
Pam Verica	106		

Esmeralda Rojas 601  
 Gabriela Moulana 301  
 Elaine Montet 206

Dalija Villalobos - Apt 7  
 Paz Mar + 2

Anna Gomolka #205

Tommy McWilliams #207

Richard I Cavazos #106

**Glen Oak Apartments**  
711 Glen Oak, Corpus Christi, Texas 78418  
68 unit multifamily project.

Developer: TG 110, Inc. and Housing and Community Services, Inc.,  
Texas non-profit corporations

**Project Description**

TG 110, Inc., and Housing and Community Services (the developer), is applying Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA) in 2015. The current complex would be demolished and rebuilt as new construction. With plenty of notice all residents would be assisted in temporary relocating to other properties in the area and then assisted to return to the complex when construction is complete. All costs for temporary relocation will be covered by the LIHTC funds. The development is a family project and all 68 units will be replaced.

**Project Based Section 8 Contract**

Glen Oak Apartments has a Housing Assistance Payments Contract (HAP), covering all 68 units and it will be preserved for the remainder of the property's economic life. This means that the residents will continue to pay no more than 30% of their income for rent and must continue to qualify under all HUD regulations.

**Project Highlights**

**Amenities** – New modern community building with built-in kitchen, laundry center and services office, covered pavilion, swimming pool, and two playgrounds.

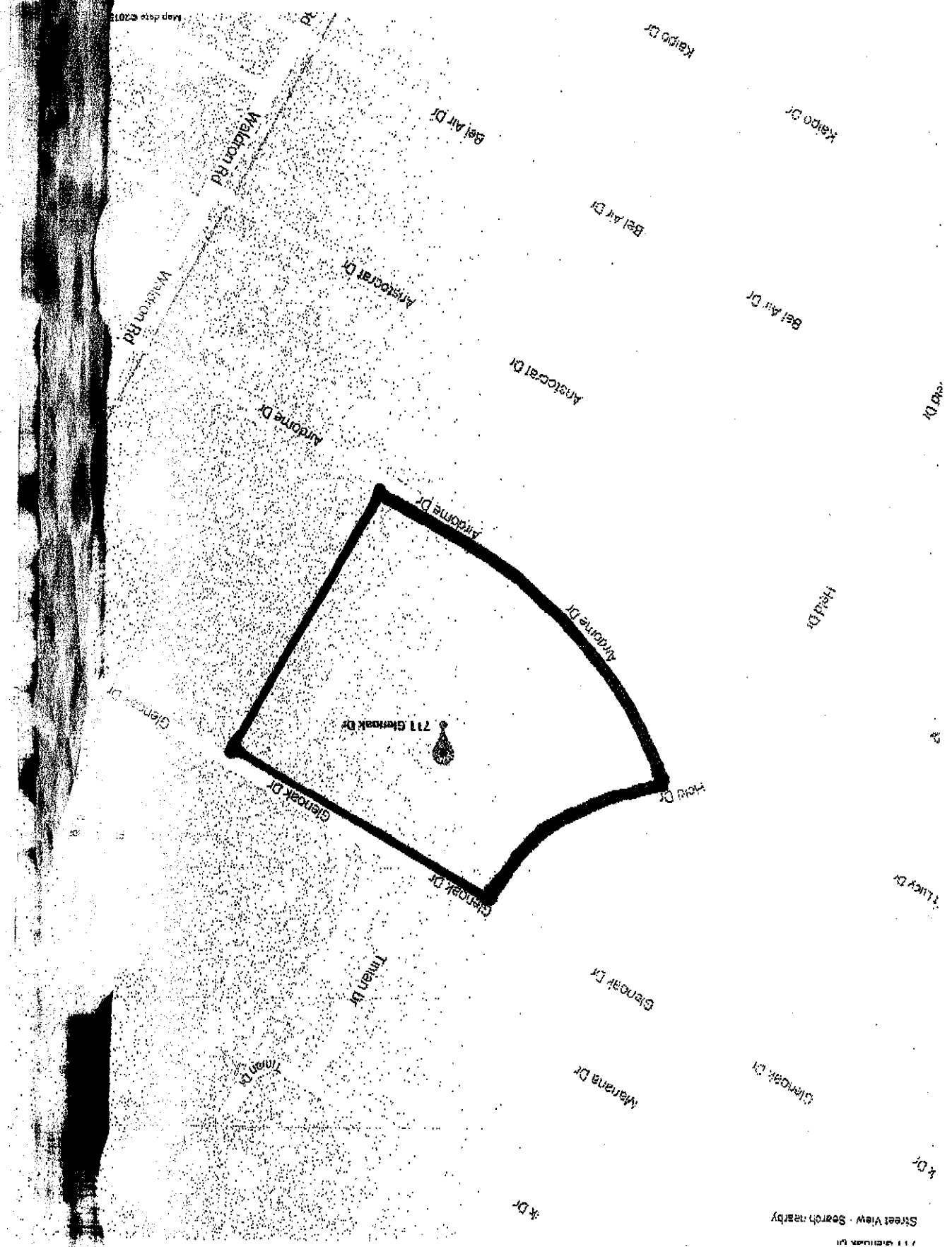
**Energy efficient** - appliances include refrigerator with ice maker, garbage disposal, and dishwasher, microwave over the stove, washer / dryer connections, ceiling fans, double-pane windows, wall insulation and central air (HVAC).

**Exterior** – Modern design including 30-year dimensional asphalt shingles & radiant barrier in the attic. **Handicapped units** – 5% of the units ADA compliant. **Parking lot** – upgraded to meet city required space count.

Construction Costs       \$ 7.4 million  
Total Project Costs       \$12.5 million  
Estimated Construction Start: Spring/Summer 2016

Local funding support will be requested from the City of Corpus Christi in the form of a low interest loan.

GLEN OAK APARTMENTS RESIDENT ASSN. BOUNDARY: GLENOAK DR., HELD STREET AND THE PROPERTY LINE ALONG THE PARKING AREA TO THE SOUTHEAST.



AND THE PROPERTY LINE ALONG THE PARKING AREA TO THE SOUTHEAST.



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