



MORNINGSIDE LENOX PARK ASSOCIATION

Monthly Board Meeting Minutes

March 14, 2022

Board members present: (*strikethrough indicates not present*)

President – Ben Nemo	Social Media – Kristen Pollock
Vice President – Donald Campbell	Webmaster – Grant Davies
Secretary – David Alexander	Events – Ryan Murphy
Treasurer – Marc Tammes	Zoning – Rebekah Falkler
Membership – Sarah Chatel	Legal – Josh Kirshner
Business Partnerships – Mark Smith	Communications – Marla Johnson
Security – Phyllis Wingo	Traffic – Camille Richardson
Parks – Holly Sasnett, Micah Coleman	Member-at-Large – Ashley Milam

Call to Order and Welcome.

Ben Nemo called the Zoom meeting to order and opened the floor to discussion topics.

Subsequent to brief discussions, administrative matters were addressed:

- Alex Wan provided an update on a number of topics:
 - Cheshire Bridge bridge construction – almost done with contracting, targeting 10/31/22 for completion, potentially accelerated with good weather. Corruption investigation has slowed down the procurement process, but funds are available once contract is nailed down.
 - Monroe Drive Complete Streets – recommended a raised intersection for 10th & Monroe, similar to raised intersection in Decatur. Construction not likely until 2023
 - Homeless encampments – City was previously convening meetings between a number of entities, ADOT, GTOD, APD from 2018 – 2019, for input, but stopped doing this in last several years – likely pandemic-related. Now working with Deputy COO from City to reconvene these groups to address problems, including most effective way of managing indigent population
 - Redistricting in process – 6th district is second largest population in city, so new district lines are aiming to bring more parity between district sizes
- Ben provided an update on a number of additional matters:
 - Platinum – alcohol license renewal is coming up soon
 - School map changes: APS is no longer considering Inman as a 4th/5th grade facility, new proposal for 2023 would zone some families out of MES that should logically be included. MLPA Board contemplating a communication from Board to APS to provide details they are unlikely aware of, including the number of impacted families
 - No objections from Board members, no official vote required



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- Tokyo Valentino – active conversations with City’s Legal department and Alex Wan’s office; need to follow up with Lance. Takeaway: MLPA should have a strong case to control peripheral activities, Alex also has an additional legal approach to take should we not make progress here
 - New patrol vehicle – in final stages of pricing out options, all of which will be under the budget of \$35K
 - Targeting in-person or hybrid option for May Board meeting
- Zoning
- V-22-23 - 1987 Wellbourne Drive NE
 - Stand alone shed in backyard – support from existing neighbors on all sides. Asking to reduce rear setback by 6 feet, and increase lot coverage by 6.23%, both would be compliant with R4 standards
 - Support from Zoning committee
 - Votes in Favor: all
 - Votes Opposed: none
 - Votes Abstained: none
 - V-22-31 - 1018 Reeder Circle NE
 - Rear addition to corner lot – looking to reduce setback by 7.5 feet and the creation of a privacy fence where the existing fence is
 - Zoning committee unanimous to approve
 - Votes in Favor: all
 - Votes Opposed: none
 - Votes Abstained: none
- Financials & Membership
- \$158K in bank account
 - 35% growth in membership, YoY
- Traffic
- Camille planning to meet with Lance from Alex’s office about projects in the master plan that are coming up next, there is no consolidated list of approved projects and their relative priority/timing
 - Stop sign and Wellbourne near Morningside Nature Preserve entrance has been installed
 - First phase of survey launching this week. Have to do in phases given required labor to process data

ADJOURN