

**Drake Neighborhood Association Board Meeting
Wednesday, March 11, 2009 @ 7:00 p.m.
Holiday Inn Express Meeting Room**

Board members present (X), term expires as noted					
X	Deb Austin (12/31/10)	X	Barb Freeman (12/31/09)		Vince Rubino (12/31/09)
	Dean Blum (12/31/10)	X	Kendall Dillon (12/31/10)		Claudia Schabel (12/31/09)
	Bill Cappuccio (12/31/09)	X	Eldon McAfee (12/31/09)		Marty Schmitt (12/31/10)
	Bonita Crowe (12/31/09)		Dolph Pulliam	X	Kevin VenHaus (12/31/10)
X	Trish Davis (12/31/10)	X	Betsey Qualley (12/31/10)	X	Bruce Wilson (12/31/09)
X	Eric Moore, NBSD	X	Officer Mulford	X	Ed Leedom, NBSD

1. Call to Order

Kendall called the meeting to order at 7:01 p.m.

2. Welcome and Introductions

3. Neighborhood Based Service Delivery/Nest Update

Sgt. Mulford reported that there was a shooting at 1113 26th the first week of March. Kendall, Sgt. Mulford, and several neighbors who live on 26th Street had a meeting with Mark Critelli (owner of 1113 26th) and his property manager, Brad Voss about this incident. They will meet with him again on April 8th. Two days after the 26th street shooting, there was a shooting at the 1500 block of 28th that was unrelated. A lot of prostitution in the area right now; please call Sgt. Mulford if you see them out. Drugs/ Prostitution in the 2600 block area of Cottage Grove. Problems with the renters at 1169 22nd. Call 911 if Sgt. Mulford is not on duty! Critelli properties are the largest problem right now.

Detective Denise Chapman from Crimes Against Property section was here to see if we had anything to report to her.

Officer Ben Ihde reported that he has nothing new but is available if we have parking or traffic issues.

Eric Moore reported that he has been working on a lot of junk & debris violations on 26th Street. 1082 27th is vacant but not public nuisance. 685 25th had a fire causing it to become a public nuisance. Scrub Day on April 18th at Drake Parking lot. Brush piles that have been leftover from last fall need to be disposed of asap.

Ed Leedom reported that in the past couple of months there had been problems with curb trash and lately he has seen a lot of that cleaned up.

Discussion of habitual violators and possible repercussions.

4. Anawim Housing- Sister Stella Neill, the executive director of Anawim, Bill Swanson, director of housing for Anawim, and Randy Goode, director of maintenance for Anawim,

Bill C. sent Sister Stella our questions and concerns prior to the meeting. The following is an account of the information that was provided to DNA by Anawim:

Anawim currently has 212 housing units in Des Moines and 3 managers that take applications. All final application reviews are done by Bill Swanson. Properties are scattered around in different neighborhoods. Tenant screening is done by first filling out a pre-application to determine if they meet the income requirements and criminal record is looked at via Iowa Courts Online. They also ask for a police arrest record. They do not turn down everyone who has a criminal record; they look at the offense and the time that has passed since it was committed. All leases are six months to one year with a 30 day opt out for either party. Evictions are primarily for non-payment of rent. The managers handle domestic problems between tenants first and they will evict if the situation deems necessary.

The townhomes and apartments that are going in on 21st & Forest are 2-3 bedroom units. Anawim's requirement for a two-bedroom unit is a maximum of 4 people and a three-bedroom unit has a maximum of 7 people. 9 homes in 9 days will be done in September 2009 by Hubbell Homes. The next building, where Anawim will move their corporate headquarters, will be started within a month after the townhomes are completed.

Randy has 3 maintenance people working for him for all units and a groundskeeper that works on a few of the buildings and is a tenant in one. They do all of their own lawn care but it is done by an outside contractor that works for Anawim exclusively. Lawns are mowed at a minimum of every two weeks. Anawim does snow removal on all multi-family units. Tenants are responsible for snow removal on the sidewalks at the duplexes and single-family homes and Anawim does the driveways.

Inspections are done frequently due to the number of parties that have to do inspections on the properties- usually 3-4 inspections per year on each unit. The managers work with tenants to correct items that are found on inspections. Anawim properties pass inspections the first time on 50% of their properties.

Discussed concerns with off-street parking on the new units. The units already meet the zoning requirements for parking. Anawim limits the number of vehicles per unit. Currently have 1 ½ spots planned for each unit but they will also have their offices there, which will mean that Anawim staff will be utilizing some of the parking spaces as well.

Bill Swanson meets with their managers individually twice a month and they meet as a group twice a month. They also maintain good relations with the NBSD officers to make sure they are aware of any issues. They have not yet looked at getting certified as crime free housing. Stella said they would look into this. They have a 24-hour emergency line but they do not give it out. Anawim agreed to give us contact information for after hours tenant issues if there is a frequent problem in the future.

5. Neighborhood Planning-

Subcommittee meetings are currently being scheduled.

We need another board member to co-chair the housing committee with Barb. We will ask the new board member to take this position.

6. Board Member Nominations-

Deric Gourd was appointed to the board to fill Marty's position by a unanimous aye vote. Betsey will contact Deric to let him know.

7. Website-

Trish gave an update on what the website committee is working on. The hosting of the website will be moving to the server run by Midwest DJs. Discussion of ideas on changing the look of the site. The committee will continue to meet monthly and update the board.

8. DNA Files-

Bill C. picked up some of the files using plastic totes but has a lot more to pick-up. Vince offered to store the files at his business, Bill C. will pick-up the rest of the files using plastic bins that he will purchase on behalf of the DNA.

9. Quarterly Meeting/ Plant Sale-

Kevin has everything ready for the plant sale, which will be held in the Papa Johns parking lot on April 25th & 26th. Will allow Save The Green to speak for 15 minutes at the quarterly meeting. Will also update on the planning and then the plant sale. Also introduce new board member.

10. Architectural Salvage items in Michael Garden-

Teva wants to know what we plan to do with them and if we were not going to use them, they would like them back. Kevin says that he will put them to use in our other areas.

11. Contractors Request-

we will add something for this for residents to blog on the facebook page, so we are not endorsing them as the DNA

12. Approval of Minutes

Deb motions Kevin seconds for February

13. Adjourn

Kendall adjourned the meeting at 9:08 p.m.