

Date & Time: May 7, 2026 at 7:30pm

Location: White Rock Fellowship Church

Meeting Called to Order By: MPUM Neighborhood Association

In Attendance: ~50 community members

Meeting Minutes Prepared By: Gretchen Seller (MPUMNA Secretary)

Agenda:

- Year in Review
 - Dues & Financial Update
 - Community Survey Highlights
 - Community Engagement & Priorities
- Hotchkiss & DISD Bond Update
- Coyote Safety Presentation
- MPUMNA Board Elections
- Individual Q&A

Meeting Notes:

- **Welcome & Opening Remarks** - Tyler Lynch welcomed neighbors and thanked the community for continued involvement and support of the Merriman Park-University Manor Neighborhood Association. Tyler Lynch introduced the evening's presenters and agenda.
- **Year in Review** Tyler Lynch, Drew Allen, and Gretchen Seller presented a recap of neighborhood accomplishments over the past year. The presentation is included at the end of these Meeting Minutes. Topics included:
 - Increased neighborhood engagement and communication through the newsletter, website, email updates, and WhatsApp groups
 - Growth in neighborhood events and organic gatherings
 - Completion of major sprinkler and entrance beautification repairs
 - Expansion of the Community Captains program
 - Launch of the annual neighborhood survey initiative
 - Continued growth in membership participation and dues support
 - The Board also reflected on the transition to new leadership in 2025 and thanked neighbors for helping strengthen community connection and engagement throughout the year.
 - **Dues & Financial Update**

- Drew Allen shared an update on neighborhood dues participation and finances. Highlights included:
 - 235 households contributed to MPUM in 2026
 - 64 households joined as Premier Patrons
 - The association reported approximately \$17.5K in net income compared to approximately \$9K the prior year
 - Current bank balance increased to approximately \$30.5K
 - The 2026 budget projects a surplus position
 - The Board thanked neighbors for supporting the updated dues initiative and emphasized that dues directly fund neighborhood communications, events, beautification, and operational expenses.
- **Community Survey Highlights**
 - The Board reviewed findings from the 2025 community survey, which received responses from 76 residents. Key themes included:
 - Desire for greater neighborhood connection and engagement
 - Strong interest in community events and block parties
 - Continued focus on safety and beautification
 - High value placed on neighborhood communications
 - Board members shared that the survey will continue annually to help guide neighborhood priorities and future planning.
- **Community Engagement & Priorities**
 - **The Board discussed priorities for the year ahead, including:**
 - **Maintaining positive dues momentum**
 - **Expanding community engagement opportunities**
 - **Growing the Community Captains program**
 - **Continuing new neighbor welcome kits**
 - **Supporting neighborhood events including the upcoming block party and Turkey Trot in the Fall**
 - **Neighbors were encouraged to volunteer and stay involved in neighborhood initiatives.**
 - **The Community Captains program was highlighted as an important communication and neighborhood outreach effort. Board members noted that approximately 57 homes were purchased or newly rented within the neighborhood in 2025, reinforcing the importance of welcoming and connecting new residents.**

- **Hotchkiss & DISD Bond Update** - Ayesha Yerra provided an update on L.L. Hotchkiss Elementary and the recently passed DISD bond package. Highlights included:
 - The DISD bond package passed successfully
 - Hotchkiss is expected to receive more than \$33 million in campus upgrades and improvements
 - The Hotchkiss PTA first annual silent auction raised over \$10,000
 - Neighborhood volunteers and donations continue to support campus initiatives, including garden and enrichment projects
 - Residents were encouraged to support the PTA, including through employer donation matching programs where available
 - The school is projected to achieve a strong accountability rating and continues building momentum as a neighborhood school option
 - Neighbors were also reminded that Hotchkiss serves students through 8th grade, including honors junior high programming.

- **Coyote Safety Presentation – City of Dallas Wildlife Investigator Officer Sutherland spoke about coyote presence in the neighborhood and what to do if you see one**
 - Coyote attacks remain VERY rare
 - Residents should actively haze coyotes to discourage them from staying in the neighborhood
 - Investigator Sutherland provided guidance and demonstrations regarding proper coyote response techniques
 - Neighbors were encouraged to report sightings and remain alert during walks and patrols
 - A recommended hazing tool shared by the City was a half-gallon jug filled with rocks that can be shaken loudly to scare coyotes away. VIP patrollers were encouraged to keep these in their vehicles as well. Additional safety information will be included in the neighborhood newsletter.

- **Executive Board Elections**
 - The Board thanked Andrew Mungul for his work serving as Co-VP for the last year
 - President Emeritus Bill Houghton led the 2026–2027 Executive Board elections. Two nominations were presented for the open Co-Vice President position:
 - Luke Bryant (not in attendance)
 - Edie Diaz Ochel (in attendance)
 - Following introductions and voting:

- Tyler Lynch was re-elected as President
 - Gretchen Seller was re-elected as Secretary
 - Drew Allen was re-elected as Treasurer
 - Edie Diaz was elected as the new Co-Vice President - Edie introduced herself to attendees following the election.
- **Closing Remarks**
- The Board thanked neighbors for attending and encouraged continued participation through upcoming events, volunteer opportunities, and neighborhood communications.
 - Upcoming priorities include:
 - MPUM Block Party on May 30
 - Continued Hotchkiss partnership efforts
 - Neighborhood engagement initiatives
 - Safety and beautification programs
- **Meeting adjourned following community discussion and Q&A individually**



2026-2027 Neighborhood Update and Elections

2026 Executive Board Members:

Tyler Lynch (President), Gretchen Seller (Secretary), Drew Allen (Treasurer),
Andrew Mungul (Vice President), Clayton Gouws (Vice President), Bill Haughton
(President Emeritus)

Agenda - 5/7

- Our Year in Review (15 mins)
- Looking at Our Year Ahead (5 mins)
- Hotchkiss & Bond Update (5 mins)
- Coyote Safety (5 mins)
- Nominations and Elections (10 mins)

~Questions after all agenda items have been completed~

Our Year in Review

| 2025: A Year of Community Growth

- ✓ **New Leadership:** Welcomed 5 new Board members in May 2025. *Thank you, Andrew!*
- ✓ **Increased Engagement:** Increase in neighbor communication through newsletter, Website, WhatsApp, Email. *Conducted community survey.*
- ✓ **New Dues Initiative:** Balanced the budget with revamped dues approach.
- ✓ **Beautification:** Completed major sprinkler repairs (S/O Johnny) and maintained entrances.
- ✓ **Event Success:** Hosted Spring Block Party and increased organic neighborhood gatherings.

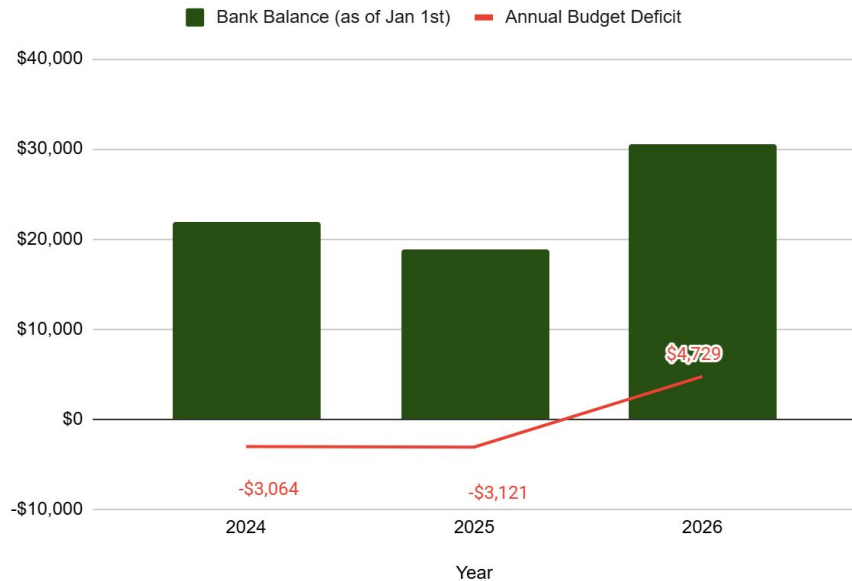


Dues Update

235 Households Contributed, 64 Premier Patrons



Bank Balance and Annual Surplus/Deficit



Highlights

- 235 household contributors (287 in 2026)
- 64 Premier Patrons - THANK YOU
- \$17.5k net income vs \$9k in 2025!!!
- 2026 budget = \$12.8k (\$4.7k surplus)
- \$30.5k MPUM NA bank balance (up from low of ~\$16k)

Street Level Breakdown



Count of member houses, 2026 YTD vs. 2025

Street	2025	2026
ARBOREAL	27	17
BERRYHILL	4	2
EDGERTON*	15	15
FENTON	23	26
FREEMONT*	16	19
KINGSBURY	29	27
LARMANDA*	1	3
MISSING	20	3
TOWN NORTH	14	11
WAKEFIELD	15	11
WALLING	46	23
WHITEHILL	23	22
WILD VALLEY*	26	31
WINCHESTER	28	24
Total	287	235



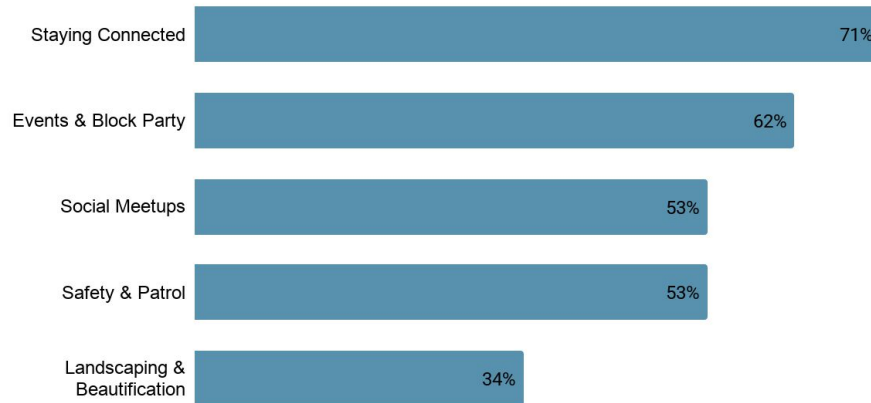
2025 Community Survey



76 Residents Responded

What We Heard: Desire for More Connection + Neighborhood Engagement

What Neighbors Care About Most



What This Means

- 45% of residents want to be MORE engaged: new programs need funding
- Block party & events are top ask: quality events require investment
- Landscaping & beautification ranked top 5: entrance upkeep has real costs
- Residents value communications to stay connected: newsletter, email, signs & website have operating costs
- Safety is always top of mind

MPUM Moments: ICYMI



Snow Day 2026



MPUM Book Club

MPUM Men's Happy Hour



Hotchkiss PTA Hawks Night Out



Margarita Social at the Rosenstock's



Community Captains Program

The backbone of our community and communication network.



Hyper-Local

Help news travel fast and keep neighbors connected.



Watchful Eyes

Serve as first line of sharing neighbor feedback or issues.



Welcome Gift

Responsible for personally greeting new residents and delivering welcome kits.

57 Homes Purchased or Newly Rented
in 2025

Community Captains



- **Arboreal:** Russell Johnson
- **Edgerton:** Jordan Torrey & Suzeanne Bryant
- **Fenton:** Marla Svedeman & Dottie Giesler
- **Freemont:** Mary Shannon Woodrum & Elizabeth Cunningham
- **Kingsbury:** Glenys Rodriguez
- **Larmanda:** Clayton Gouws
- **Town North:** Yvette Flores & Katie Barham
- **Whitehill SW of Hotchkiss + Berryhill:** Marco Alvarez & Cynthia Watkins
- **Whitehill NE of Hotchkiss:** Amy Barbour & Jered Batten
- **Walling Edgerton-Town North:** Lisa Knudson
- **Walling Town North-Kingsbury:** Amy Koh
- **Walling Edgerton-NWH:** Gretchen Seller
- **Wakefield St + Wakefield Cir:** Brenna Rivas
- **Wild Valley:** Codi Knight
- **Winchester:** Edie Diaz Ochel & Brooklyn Montgomery

Our Year Ahead

MPUM 2026 Priorities

- **Maintain Positive Dues Momentum**
- **Tax Status (501c4)**
- **Community Engagement**
 - Community Captains
 - New Neighbor Welcome Kits
 - Events
 - Block Party
 - Turkey Trot
 - Community Events

Block Party May 30!



Merriman Park  University Manor
NEIGHBORHOOD ASSOCIATION

SAVE THE DATE

Saturday, May 30

5 PM - 9 PM

MAY 30

BLOCK PARTY

Freemont Street

LIVE BAND, SNOW CONES, GAMES, RAFFLES & MORE!
ALL NEIGHBORS WELCOME



THE ALBUM COVERS BAND



GOOD MUSIC TO REMIND YOU OF GOOD TIMES.

Blink 182 • The Who • The Killers • U2 • The Rolling Stones
The Wallflowers • Foo Fighters • Gin Blossoms • INXS
Simple Minds • Queen • STP • Collective Soul • Oasis
Green Day • Tom Petty • Red Hot Chili Peppers
The Cars • Nirvana • Fastball • Matchbox 20



Hotchkiss & Bond Update Ayesha Yerra

Coyote Safety

City of Dallas

Executive Board Nominations and Elections

Bill Haughton