

Briarbend Community Improvement Association

Board of Directors Meeting Minutes

August 11, 2015

I. **Call to Order**- Robbie Guinn called the meeting to order at 6:55pm.

Present: Mary Spiller-Gebhardt, Jessica Strehlow, Leigh Adkins, Ben Hunter, JP Hutcheson, Charlie Stoddard, Robbie Guinn, Lauren Summerville.

II. **Introduction of Visitors**- Seal Security Presentation-James Anderson, Director of Operations. 713-979-2388. www.sealsecuritytexas.com. This service is comprised of 24 HPD officers, Metro officers. Back up of HPD, if needed. The primary functions are patrolling. They have their own Security Academy. Background screening is stringent. They also have their own Gym for employees to meet physical requirements. Patrols several Management Districts. Numerous neighborhoods. Eighty apartment communities in Harris Co. Several Harris Co. MUD Districts. One or more DPS officers as well as K-9 patrol. 100% of contracted time patrolling the neighborhood, plus vacation patrol. Work in cooperation with law Enforcement and Security Director chosen by board of directors. Reactive and proactive security. Run crime stats and base time and patrol on those stats. Deals with community issues that could lead to crime activity. Works with City Council members and HPD. Officers certified to carry lethal weapons, tasers, baton and pepper spray. K-9 used for narcotic detection. Accountability: GPS tracking every 4.5 minutes. Report provides where the officer was. If needed, an officer dispatched to you, at the Briarbend Security number, and an officer will be sent out. Seal's 24 hour response should be listed with your home alarm company. They are a member of Crime Stoppers. Use all brand new vehicles up to 1 yr. old. All have dash cams, all electronic with report writing. Get daily reports, monthly reports to Board Meeting. Carries \$ 13 million in Liability coverage. Welfare checks on elderly. Can make arrest for felony, breach of peace. Solicitors, can write criminal trespass warrant. City Park is patrolled by HPD. Would work with HPD to patrol the Park. Questions from Board. City Park vagrants can be approached. Call for a dog to patrol. Commit to 8 hr. minimum daily patrol. Cost: \$32/per hour for 8 hrs. It would mean an increase in our community dues. Not many issues lately. At present, we have off duty HPD, but no liability insurance. Briarbend increased its security budget in the past few years. One year contract, but 30 day cancellation. Can patrol at specific times. We would have the same officer patrolling all the time. The Board will continue to explore this type of security service in conjunction with Charnwood and possibly the Briarbend Townhomes to reduce the costs.

A) **Comments from visitors/public-** Ike Claypool (ACC Representative). Report on recent activity. The Gonzalez's plans for new construction at 7802 Piping Rock, with a proposed variance. Questions on exterior veneer is brick. Roofing is composition. Two story. Garage is connected and facing Stoney Brook. Parallel with the house. Handful of lots were exempted to have street facing garages. Precedent has been approved previously. Robbie sees this as no problem. Lauren made motion to approve, Ben seconded, all voted for approval. Motion approved by the Board. Ike will contact Damon Gonzalez to prepare the variance, send to Charlie and Robbie to be signed off on.

III. **Reading Minutes of Preceding Meeting-** Minutes were sent out electronically, reviewed by the Board, and approved. Motion to approve made by Charlie Stoddard and seconded by Ben Hunter. The minutes were approved and will be posted on the Briarbend website.

IV. **Reports of Committees**

A) Vice President- Lauren Summerville

1. Directory- Lauren would like to sell ads to defray the cost of printing the Directory. Ads will cost \$500 for a full page. Half page for \$350. Burke Spiller, back cover for Exclusive Windows and Doors. Ben Hunter inside front cover. We can add more ad space by adding pages. Lauren will start soliciting ads giving it till October. Jessica made motion, JP Hutcheson seconded. Approved by Board. Leigh and Lauren will put form on the web page to get updated data of residents. Block Captains will get listing of their residents and will obtain information on those who do not have e-mails.

B) Secretary- Mary Spiller- No Report

C) Treasurer- Leigh Adkins-

1. Financials- Budget (reviewed 8/11/15) \$2200 in black(see attachment) Robbie requested that Leigh send out Budget Report one week prior to the Board Meeting, so that questions could be prepared. Community Meeting is in October. Budget needs to be prepared prior to that meeting. Next Board meeting on Sept 8th at Charlie Stoddard's home. Leigh will propose a 2016 Budget to be approved at the Oct. Semi- annual meeting. We need to communicate with Charnwood to see if they will go in on the Security. Chad and Robbie will contact Charnwood.

2. Banking- Leigh, Robbie and Lauren will close out the Capital One account. To be moved to Frost. Leigh will get an accountant to look at the audit. We will go to a two year audit. By Laws change to be proposed. JP Hutcheson suggested Bill White CPA, he will contact Leigh.

D) Security- Chad Roberts- not present

1. - Report on new service- Seal Security presented their service program. See introductory notes. His last conversation with Charnwood is they are still interested in splitting cost.

2. Contract Renewal- to be discussed at next Board Meeting.

E) Superneighborhood- Ben Hunter- went to Superneighborhood meeting last night. Councilman Lester recommended that 311 be called for basic issues, then reference Oliver Pennington's office with 311 ticket number. There is a State mandated modification to deed restrictions. The Legislature will soon pass laws affecting HOA's. Charlie will call Sarah Vulltagio at Sears and Bennet.

Issues affecting Neighborhoods: Cut down on panhandling in neighborhoods and on streets. Crime stat- of all burglaries 7% are solved. 13% of Robberies solved. Houston is \$20 Billion in debt, due to pensions.

F) ACC- Bill Maddock- Bill was out of town.

1. New plans submitted with variance request for side facing garage on Stoney Brook. See discussion by Ike Claypool.

G) Beautification- JP Hutcheson- August YOM Jerry & Kimberly Young at 7911 Del Monte.

1. Annual award for Yard of the Year- Robbie proposed \$250 for award for YOY. Ben made motion, Lauren seconded. The motion carried. This will be published in the next Newsletter.

H) Social- Jessica Strehlow- Halloween Party, DJ from last year will not be able to come this year. She will find another one. It is on Saturday this year, we will get a Margarita Machine. \$1500 budget. Chili Cook Off- maybe the weekend before Thanksgiving. .

1. Big Screen Movie on Chevy Chase proposed for Nov. 20, 2015

2. Chili Cook-off- When it is cooler

I) Legal- Charlie Stoddard- Theron Moore on Wickersham. Young homeowner has bought next door home. Is remodeling it. He wants to have two buddies living there. He is requesting a variance to do this, and will pay the cost of preparing the variance. Lauren made the motion, to approve. Seconded by JP. Motion passed.

1. Executive session to discuss recent legal advice.

V. Old Business

A) Deed restriction Amendments- Bill Maddock not present. His report will be tabled for now. Bill will take up issue of ACC appointment and what deed restrictions are not eligible for variance. Bill is working on a Deed Restriction Amendment. Identifying issues that the Board would not have ability to approve. Charlie will call Sears and Bennett.

1. ACC Appointment-

2. Restrictions not eligible for a variance

B) Water flowing in storm drain at Stoney Brook and Meadow Lake- Water is still flowing. Robbie reported it.

C) Garbage Contract- complaints received- We have no back door service. They will not enter a fence. Jerry Nicholson made complaint and Betsy Miller and Herman Drews have made complaints of not picking up garbage. Robbie proposes we send out RFP to other providers. Charlie made a motion to go forward with this, Mary Spiller seconded.

D) Park Clean Up Day- Park looks great- 5 people worked to clean up the park. It looks so much better.

VI. New Business- Decals for back of cars. No one was in favor of this proposal.

Lauren made motion to allocate money for a developed web page for Newsletter. Jessica seconded. The Board approved the motion. The current format is using a Word document that take up too much space on the web page, and takes too long to download. Leigh Adkins will look into this.

VII. General Discussion- People putting trash put on curb too early. The Board will send a newsletter request that all trash is put out the **night before** trash pick up.

Valerie Sherrill called to say that her transformer needed to be replaced. The Center Point person, who replaced her transformer, said all of Briarbend's transformers need to be replaced. Robbie will check into this

VIII. Adjournment-Ben motioned to adjourn, Charlie Stoddard seconded. Robbie adjourned the meeting at 9:20pm