

# NOT APPROVED

## Briarbend Semi-Annual Homeowner's Meeting March 20, 2018

1. Call to order – the meeting was called to order by President Larry Stanton at 7:04 pm
  - a. Board members present- Leigh Adkins, Peter Blomquist, Rene Garza, Jennifer Jackson, Kathy Johnson, Casey Koehler, Jennifer Mire, Larry Stanton, Charlie Stoddard,
  - b. Board members absent- Chad Roberts
2. Introduction of visitor- Roosevelt Johnson, HPD officer and security officer for Briarbend. Roosevelt has patrolled the neighborhood for 4-5 years and has served with HPD for approximately 10 years. We have 3 officers who patrol about 40 hours per week in total. Schedules rotate among the three officers so as not to have the same schedule each day. Roosevelt said he likes our email system, which alerts the officers when a homeowner is out of town allowing them to check on the homeowner's house while they are gone. Charnwood and 8000 Woodway also use our security team. Several homeowners thanked Roosevelt for his service. The Security phone number is 713-248-9868.
3. Reports of committees:
  - a. Vice President- Rene Garza- Rene passed out ballots to homeowners at the meeting who had not voted. Rene asked everyone to sign in on the sign-in sheets. Rene said his term on the board expires this April, but he will continue to work on the directory, which he hopes to have out by the end of April/first of May.
  - b. Secretary – Kathy Johnson. Robbie Guinn made a motion to approve the minutes from the September 26, 2017 semi-annual meeting; Charlie Stoddard seconded. The minutes were approved.
  - c. Treasurer – Leigh Adkins –
    - i. Financials available on each table. Leigh pointed out the actuals for the end of February 2018- 12 homeowners have outstanding dues. Four homes did pay at the beginning of March bringing the number of delinquent homes to 8. A short discussion ensued over unpaid dues; homeowners at the meeting agreed the board is on top of the issue. Garbage expenses are in the red because the December bill was paid in January 2018.
    - ii. Income and Balance sheets also available- there were no questions. Mary Spiller moved to approve the financials; Annette Moore seconded.
  - d. Security – Chad Roberts- Larry introduced Officer Roosevelt Johnson our security officer. (See above report under Introduction of Visitor.)

- e. Super Neighborhood – Peter Blomquist – no report. Super Neighborhood has not met since the hurricane. As soon as the meetings resume Peter will attend.
  - f. ACC- Jennifer Jackson- no report
  - g. Beautification – Jennifer Mire –no report
  - h. Social – Casey Koehler – look for flyers and postings on the website about the Spring Fling.
- 4. Legal- Charlie Stoddard – addressed the issue of past dues. Last year Briarbend had some homes that were 2 years past due, but Charlie and Leigh worked with our attorneys and the dues and late fees were eventually paid.
  - 5. Old Business – a homeowner asked a question about paint colors and if there are any restrictions. Larry pointed out that our deed restrictions state harmony”. Jennifer Jackson said one of the issues is that we are a “homeowners’ association”, not a planned community and we don’t dictate paint colors. Another question was asked about installing another speed bump on the south end of Stoney Brook closer to the traffic light. Larry explained that speed bumps are a city issue and the city dictates where they can go.
  - 6. New business – no new business
  - 7. General discussion –Larry discussed the sewer issues we experienced during Hurricane Harvey. The election results yielded 5 new board members whose terms begin April 2018 and end April 2020:

TOM EHARDT  
CASEY KOEHLER  
CHAD ROBERTS  
JESSICA STREHLOW  
SCOTT SUMMERVILLE

- 8. The meeting adjourned at 7:46 pm. A motion was made by Robbie Guinn and seconded by Suzanne McClean.

Respectfully submitted,

Kathy Johnson  
Secretary

# Briarbend Income/Expense Statement

1/1/2018 through 2/28/2018

3/2/2018

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Category	1/1/2018- 2/28/2018
<b>INCOME</b>	
2018 Dues	56,238.00
Interest	58.25
Refinance Fee	50.00
Transfer Fee	100.00
<b>TOTAL INCOME</b>	<b>56,446.25</b>
<b>EXPENSES</b>	
Occup, Rent, Utilities, Maintenance	6,881.13
Other Expense	727.33
Printing, Publication, Postage, Shipping	280.37
Professional Fees	75.00
Professional Fees, Independent Contracto	3,460.00
Salaries, other compensations	400.00
<b>TOTAL EXPENSES</b>	<b>11,823.83</b>
<b>OVERALL TOTAL</b>	<b>44,622.42</b>

## Briarbend Balance Sheet - As of 2/28/2018

Account	2/28/2018 Balance
<b>Bank Accounts</b>	
Capital One Money Mkt	76,800.19
Checking - Capital One	2,113.96
Frost Business Checking XX2743	112.79
Frost Checking XX1563	16.65
Frost Money Mkt XX0931	100,139.78
<b>TOTAL Bank Accounts</b>	<b>179,183.37</b>
<b>Asset Accounts</b>	
Accts Rec-City	10,686.00
Security Vehicle	9,500.00
<b>TOTAL Asset Accounts</b>	<b>20,186.00</b>
<b>Liability Accounts</b>	
Deferred Revenue - Next Year Dues	0.00
Restricted Funds - Briarbend Park	-6,147.32
<b>TOTAL Liability Accounts</b>	<b>-6,147.32</b>
<b>OVERALL TOTAL</b>	<b>193,222.05</b>

# Briarbend Budget To Actual

1/1/2018 through 2/28/2018 Using 2018 Budget

3/2/2018

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Category	1/1/2018 Actual	- Budget	2/28/2018 Difference
<b>INCOME</b>	<b>56,446.25</b>	<b>61,987.96</b>	<b>-5,541.71</b>
2018 Dues	56,238.00	61,650.00	-5,412.00
Fines	0.00	168.00	-168.00
Interest	<b>58.25</b>	<b>20.00</b>	<b>38.25</b>
Refinance Fee	50.00	33.30	16.70
Transfer Fee	100.00	116.66	-16.66
<b>EXPENSES</b>	<b>11,823.83</b>	<b>8,685.95</b>	<b>-3,137.88</b>
Occup, Rent, Utilities, Maintenance	<b>6,881.13</b>	<b>4,019.50</b>	<b>-2,861.63</b>
Briarbend Maintenance	<b>200.94</b>	<b>200.00</b>	<b>-0.94</b>
Garbage Expense	8,324.19	5,463.50	-2,860.69
Garbage Reimbursement	<b>-1,644.00</b>	<b>-1,644.00</b>	0.00
Other Expense	<b>727.33</b>	<b>217.98</b>	<b>-509.35</b>
Administrative Expenses	0.00	16.66	16.66
Bank Charge	<b>18.00</b>	<b>18.00</b>	<b>0.00</b>
<b>COMMUNITY SPIRIT</b>	<b>267.85</b>	<b>0.00</b>	<b>-267.85</b>
Christmas Light Contest	267.85	0.00	-267.85
Insurance	209.00	0.00	-209.00
Meeting Expense	150.00	150.00	0.00
MISC	67.30	16.66	-50.64
Website	15.18	16.66	1.48
Printing, Publication, Postage, Shipping	<b>280.37</b>	<b>28.47</b>	<b>-251.90</b>
Newsletter	0.00	16.66	16.66
OFF,POST,PRINT	166.00	11.81	-154.19
Other Printing, Publication, Postage, Shipping	114.37	0.00	-114.37
Professional Fees	<b>75.00</b>	<b>500.00</b>	<b>425.00</b>
Professional Fees-Legal Fees	<b>75.00</b>	<b>500.00</b>	<b>425.00</b>
Professional Fees, Independent Contracto	<b>3,460.00</b>	<b>3,520.00</b>	<b>60.00</b>
Security	<b>3,460.00</b>	<b>3,520.00</b>	<b>60.00</b>
Salaries, other compensations	<b>400.00</b>	<b>400.00</b>	<b>0.00</b>
Treasurer Fee	400.00	400.00	0.00
<b>Net Difference:</b>	<b>44,622.42</b>	<b>53,302.01</b>	<b>-8,679.59</b>

**Budget To Actual - Current Year**  
1/1/2018 through 12/31/2018 Using 2018 Budget

3/2/2018

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Category	Actual	2018 Budget	Difference
<b>INCOME</b>	<b>56,446.25</b>	<b>63,670.00</b>	<b>-7,223.75</b>
2018 Dues	56,238.00	61,650.00	-5,412.00
Fines	0.00	1,000.00	-1,000.00
Interest	<b>58.25</b>	<b>120.00</b>	<b>-61.75</b>
Refinance Fee	50.00	200.00	-150.00
Transfer Fee	100.00	700.00	-600.00
<b>EXPENSES</b>	<b>11,823.83</b>	<b>63,320.00</b>	<b>51,496.17</b>
Occup, Rent, Utilities, Maintenance	<b>6,881.13</b>	<b>24,117.00</b>	<b>17,235.87</b>
Briarbend Maintenance	<b>200.94</b>	<b>1,200.00</b>	<b>999.06</b>
Auto Fuel	140.06	0.00	-140.06
Auto Maintenance	60.88	0.00	-60.88
Garbage Expense	8,324.19	32,781.00	24,456.81
Garbage Reimbursement	<b>-1,644.00</b>	<b>-9,864.00</b>	<b>-8,220.00</b>
Other Expense	<b>727.33</b>	<b>12,258.00</b>	<b>11,530.67</b>
Administrative Expenses	0.00	100.00	100.00
Bank Charge	<b>18.00</b>	<b>108.00</b>	<b>90.00</b>
Other Bank Charge	18.00	108.00	90.00
COMMUNITY SPIRIT	<b>267.85</b>	<b>3,750.00</b>	<b>3,482.15</b>
Christmas Light Contest	267.85	250.00	-17.85
Halloween Party	0.00	2,500.00	2,500.00
Spring Party	0.00	1,000.00	1,000.00
Insurance	209.00	3,900.00	3,691.00
Meeting Expense	150.00	2,200.00	2,050.00
MISC	67.30	100.00	32.70
Mosquito Spray	0.00	2,000.00	2,000.00
Website	15.18	100.00	84.82
Printing, Publication, Postage, Shipping	<b>280.37</b>	<b>425.00</b>	<b>144.63</b>
Election Expenses	0.00	200.00	200.00
Newsletter	0.00	100.00	100.00
OFF,POST,PRINT	166.00	125.00	-41.00
Other Printing, Publication, Postage, Shipping	114.37	0.00	-114.37
Professional Fees	<b>75.00</b>	<b>3,000.00</b>	<b>2,925.00</b>
Professional Fees-Legal Fees	<b>75.00</b>	<b>3,000.00</b>	<b>2,925.00</b>
Professional Fees, Independent Contracto	<b>3,460.00</b>	<b>21,120.00</b>	<b>17,660.00</b>
Security	<b>3,460.00</b>	<b>21,120.00</b>	<b>17,660.00</b>
Salaries, other compensations	<b>400.00</b>	<b>2,400.00</b>	<b>2,000.00</b>
Treasurer Fee	400.00	2,400.00	2,000.00
<b>Net Difference:</b>	<b>44,622.42</b>	<b>350.00</b>	<b>44,272.42</b>