



Briarbend Homeowners Semi-Annual Meeting

April 10, 2011

Molina's

- I. Call to Order –Lauren Summerville-President called the meeting to order at 7:05pm
- II. Introduction of Board Members and Guests
 - a. Oliver Pennington – Council Member District G-
 - b. Stephen Wright – City of Houston Planning Department- Concerning the connection of the new Sanitary Sewer line constructed three years ago (NSR-466) 70 out of 137 homes have responded. There are 102 homes that need the connection. Homes facing Stoneybrook already have the sewer lines in front of their homes and will not need to be connected. There will be no charge to the homeowners. It will take place in three phases 1) Notice to sign the release to get Right of Entry 2) Construction of the new sanitary sewer line, the Design Phase. 3) Construction and replacement of shrubs and landscaping. The contractor will be Bonded and Insured, and will be responsible to restore the property to its previous condition. It was suggested that the homeowner take pictures before construction commences. There may be a problem with sprinkler heads, and with replacing dirt with sand. As soon as they have responses from all homeowners, the project will be put out for bid. The actual process may take as long as 18 months, with 3-5 days per house. They need 90% of 102 homeowners to sign for construction to go forward. Mr. Wright may be contacted at 832-395-2057, or stephen.wright@cityofhouston.net. Daniel Oefner, and Engineer with the City was also present.
 - c. Jeff Fondon - Security – Officer Fondon was introduced by Jerry Nicholson, as replacing Nick Tomlinson, who died recently. Officer Fondon will be our new Liaison for Security. Recently in the Southwest area of Houston, Briargrove, Tanglewood, Memorial, there is a large Burglary Gang that are terrorizing local neighborhoods. They knock on the front door. If no one answers, they go to the Master Bedroom and break in. They take money, jewelry, and electronics and are gone quickly. Dogs are a deterrent, and if someone knocks on the front door, don't open, let them know you are home. If you have an alarm system, set it! It

is also important to have sensors on windows for breakage. Also lighting your property at night helps.

- III. Approval of Minutes-copies of the Minutes of the September 2011 Semi Annual Meeting were distributed to the attendees. Gordon Richardson moved that they be accepted as presented, Debbie Guinn seconded. The motion carried.
- IV. Reports of Committees
 - a. President – Lauren Summerville –Explained the process for counting ballots for five new Board positions. Joseph, the manager of Molinas, will be the independent tabulator.
 - b. -Gave information about recent changes in legislation that affect local Homeowner Associations, and Deed Restriction changes. They will affect Document Production, and Retention, They flying of Flags in the front of a residence, Roofing Materials, Rain Water Collection Devices, Solar Devices, and Payment Plans for delinquent Annual Dues. These policies were approved by the Board. Because they are now required in all Deed Restrictions, the Board did not have to have approval by a majority of homeowners.
 - c. Security (Jerry Nicholson) - See Above discussion of Security Issues.
 - d. Super Neighborhood (Leigh Adkins)- No Report
 - i. Connection of Sanitary Sewer Lines- See Above discussion.
 - ii. Q&A with Oliver Pennington and Stephen Wright
 - e. Legal (Gordon Richardson)-Legal action has been taken against three residents, two for delinquent dues and one for a noise nuisance (barking dog). The Board has engaged the law firm of Sears Bennett to address these matters and advise on the recent legislative changes.
 - f. Architecture (Ben Hunter) There is a new form developed by the ACC to be submitted prior to new construction and remodeling that changes the existing footprint of the home. There will be a new two story home constructed on the corner of Meadow Lake and Stoneybrook. Plans have been approved by the ACC and construction should start soon. There was recent fire damage to a home on Overbrook, and that home will need to be reconstructed. The owner is making plans now.
 - g. Beautification (Scott Odom)-New mulch has been added to the playground area at the Briarbend Park. Trees and shrubs have been trimmed, and two Maple trees that did not survive the drought, have been

removed. New plants have been added to the Westheimer entrance. The April Yard of the Month goes to the Samuelsson's at 7915 Del Monte.

h. Social (Bill Maddock)

i. Spring Fling Party – the Annual Briarbend Spring Fling will take place Saturday April 28th from 10:00am to 12 Noon. There will be a rock climbing wall, face painting, clowns, food, and fun for all. Invitations will be delivered by Block Captains and notice published in the April Newsletter

i. Newsletter/Secretary (Mary Spiller-Gebhardt) - No Report- the April Newsletter will be published soon.

j. Treasurer (Kenze Beyer)

i. General Budget Update-the Books have been recently audited and found to be clean. Taxes for 2011 have been filed. A review of the Budget shows we are over budget on legal fees, but due to legal action, we will seek reimbursement when the matters are settled.

k. Vice President (Steve Geis)- Absent

i. Announcement of New Board Members – Results of Election- in Steve Geis' absence, Lauren Summerville announced the results of the election. The following are the new Board Members who will serve a two year term:

Ann Berger, Ben Hunter, Bill Maddock, Chad Roberts, and Lisa Purdy.

V. New Business

a. Open To Questions/Suggestions –Phyllis Ehardt asked about the new laws that will change the Deed Restrictions. Do they need the approval of the majority of the homeowners? See discussion above.

VI. Adjournment- Lauren Summerville adjourned the meeting at 8:25pm

Submitted 4/13/12
Mary Spiller-Gebhardt
Secretary