



Briarbend Community Improvement Association

Board of Directors Meeting: 01/13/2015

7802 Burgoyne

Call to Order: Gordon Richardson called the meeting to order at 6:45 pm. Present at the meeting:

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| Gordon Richardson | President | Lauren Summerville | Legal |
| Bill Maddock | Vice President | Ben Hunter | Architectural |
| Leigh Adkins | Treasurer | Chas Hollis | Security |
| JP Hutcheson | Beautification | Chad Roberts | Super Neighborhood |

Architectural Control Committee:

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| Robbie Guinn | Andrew Clark (part time) |
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Homeowners in Attendance:

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|---------------|---------------|-----------------|----------------|
| Greg Haas | 7914 Burgoyne | Elaine Bordieri | 7906 Del Monte |
| Larry Stanton | 7802 Ella Lee | | |

Board members unable to attend:

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|---------------|-----------|------------------|--------|
| Kathy Johnson | Secretary | Jessica Strehlow | Social |
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Overview:

Lauren Summerville clarified the legal requirement that any Board meetings, with non-board members present, should not include any discussion on confidential issues. These include outstanding dues and other confidential financial issues, legal actions and any areas involving personal homeowner privacy. Such issues should be discussed in a closed Board meeting session. This was per a reminder from the law firm that assists Briarbend with legal matters.

Minutes:

Kathy Johnson prepared the Board Minutes from the previous meeting on 11/18/14 and distributed to Board members via e-mail attachment. The minutes were reviewed and approved.

Committee Reports:

Security: Chas Hollis

- As of last week the Fish and The Knife's club was still having parties which fill the south end of our neighborhoods streets up from about 10:30pm – 2:30am. They were working on additional parking for the night club in front of the 99 Cent store. In the past few days a 'for sale' sign has gone up on the Fish and The Knife building, so the problem may take care of itself in the future.

- The tent issue in the park has been resolved with the occupier moved off the property by BB security; Lauren Summerville noted that the park is city property and not the direct responsibility of the community. For non emergency situations at the park, homeowners should call: 311, HPD non-emergency and BB security. Bill Maddock/ Kathy Johnson to check BB website and to insert a note in the next Newsletter advising homeowners not to email or call Board members but to use the three contacts above;
- Larry Stanton noted that he had previously identified two indigents sleeping in hammocks close to the bayou.
- Chas Hollis noted that a homeowner adjacent to the Valero station has had problems with homeless threatening and rowdy behavior with individuals throwing beer bottles over the fence from the gas station side. Our security has been notified to check the area when they are on duty. Also Officer Jeff Fondon spoke with other officers to alert them of the situation.
- Chas Hollis also noted for residents to report an incident to please call the police emergency (911) or non emergency line (713)884-3131 and then email security@briarbend.org. A Board member will then follow up with our security officers to make them aware of the situation.

Treasurer: Leigh Adkins

- No new report.
- 2015 Homeowner dues are now being collected and will be considered late if not received/postmarked by 1/31/15.

Legal: Lauren Summerville

- More aggressive letter writing to homeowners is paying off and there is a significant reduction in unpaid dues. As of this month, three of the four delinquent properties for 2014 dues have been resolved. We are proceeding with legal action regarding the fourth property that has not yet paid their dues for 2014.
- A letter from an attorney has been received for a new home to confirm the variance approved by the Board for completed construction. Confirmation of the previously approved variance will be sent to the homeowner.

Super Neighborhood: Chad Roberts

- There is a super neighborhood meeting next week and Chad will attend. He will have information for us at the next meeting.

Architectural Control Committee: Ben Hunter

- No new permit applications have been received;
- A homeowner on Stoney Brook has complained of loose siding from an adjacent house encroaching onto his property. The nephew of the homeowner (of the house with the loose siding) has been in touch with the complainant and the situation is expected to be resolved;
- All records of permit approvals and variances are maintained by Ben Hunter;
- See also discussion under New Business.

Beautification: JP Hutcheson

- There are three winners for the Yard-of-the-Month award which was evaluated on the outside holiday decorations over the December period. The winners are:
 - 7802 Ella Lee Larry & Lynn Stanton
 - 2407 Stoney Brook Will and Nicole Hodge
 - 7810 Meadowlake Doug & Shelly Masterson

Social: Jessica Strehlow

- Jessica is working on the date and arrangements for the April Spring Fling. Final date will be established at the February meeting.

Secretary: Kathy Johnson

- No new report.
- Minutes will be published on-line to residents with a link in the Newsletter.

Vice President: Bill Maddock

- The spring semi-annual homeowner's meeting includes the election of new board members for those individuals whose term is expiring. Bill Maddock will identify the individual positions that are up for election prior to the February meeting.

New Business:

- Elaine Bordieri, Larry Stanton and Greg Haas participated in the meeting during the open session. There was a wide ranging discussion on the Deed Restrictions and the procedure for granting a Variance. The key viewpoints expressed by the homeowners were:
 - The Board should not grant Variances and should adhere more closely to the Deed Restrictions
 - Modifications are not required to the Deed Restrictions
- Robbie Guinn re-stated his views expressed at the Fall semi-annual that the procedure for amending the Deed Restrictions had not been properly followed;
- Gordon Richardson noted that the 2014 proposed amendments to the Deed Restrictions were motivated by the high level of concerns raised by homeowners in recent years and the proposed amendments had been the Board's response to the issues raised;
- Lauren Summerville confirmed that the Board has not yet made any decision whether any new initiative will be taken with respect to potential amendments to the existing Deed Restrictions;
- Robbie Guinn proposed that a survey be circulated to the homeowners to assess the views of the homeowners with respect to the existing Deed Restrictions and the need, if any, for future amendments. This was agreed. Lauren Summerville will form a small group to prepare a survey outline prior to the February meeting.

The meeting of the Board was adjourned at 8:00pm. The next meeting of the Board will take place on February 10, 2015 at 7803 Meadow Lake.

Prepared by:

Bill Maddock (for Kathy Johnson)

01/15/15