

## Briarbend Semi-Annual Homeowner's Meeting

March 26, 2019

1. Call to order – the meeting was called to order by President Larry Stanton at 7:03 pm
  - a. Board members present- Leigh Adkins, , Kathy Johnson, Larry Stanton, Charlie Stoddard, Chad Roberts, Tom Ehardt, Scott Summerville, Peter Blomquist, Casey Koehler
  - b. Board members absent- Jessica Strehlow
2. Introduction of visitors- no visitors attended
3. President's comments: Larry welcomed everyone. He reminded everyone to turn in their ballot electing new board members. He talked about District G, especially the flood bond issue and encouraged everyone to read Greg Travis' website for Greg's views on the bond issue. Greg is very unhappy with the current local county judge's plans for the funds from the flood bond issue. Larry thanked Kathy Johnson for her service and thanked Casey Koehler for all her work on the board and the Halloween party.
4. Reports of committees:
  - a. Vice President- Tom Ehardt –Larry thanked Tom for his work on the election. Tom mentioned that a portion of the fence at the park was falling down. Stacy Moss was instrumental in having the fence repaired. Thank you, Stacy!
  - b. Secretary – Kathy Johnson. Dave Conover made a motion to approve the minutes from the September 11, 2018 semi-annual meeting; Les McDonald seconded. The minutes were approved.
  - c. Treasurer – Leigh Adkins – has served as Treasurer since 2013. At the time the budget report was printed, 9 homeowners had not paid their 2019 dues. Since the report was printed, only 6 homeowners are outstanding. One homeowner has been outstanding since 2018; the board has contacted our attorneys and has involved them in collecting these late dues and fees. Garbage- the fees go up according to a consumer index so our garbage fees will be higher than what was budgeted for the year, Maintenance fees for the patrol car- we had to look for a new insurance provider and all the quotes were higher than what was budgeted. Charnwood had not agreed to join security services with us when the budget was approved and we had to budget for their portion. Charnwood has now agreed to split the cost of the security patrol with us; therefore we are under budget for the year. The income statement ties directly to the budget.
  - d. Security – Chad Roberts- Jeff Fondon, our security officer, spoke to the group. The neighborhood has had more activity lately. The burglars today have access to higher tech counter surveillance equipment and are able to more easily break into homes and cars. Suggestions for keeping your home safe- 1. Have an alarm as well as motion sensors. Have the perimeter of the entire house secured, not just the windows and doors. 2. Cameras are good for when you aren't home. 3. Cars- recommends getting rid of the expensive rims on new SUV's because these are stolen quite often. Tahoes are stolen on a regular basis. Jeff suggested putting cars in the garage or behind a gate. LOCK your car when you get out. 4. The philosophy about criminal bonds has changed over the last few years – judges feel the bonding system is unfair to lower income people, so bonds are lower and criminals are getting off more quickly. Jeff took questions – advised against using apps that use Bluetooth; there was a question about a device that captures photos of license plates coming in and out of the neighborhood. Jeff advised against this because the device can be broken. Jeff recommends using Ring doorbells. Blink allows you to set up cameras at different places and at different levels.
  - e. Super Neighborhood – Peter Blomquist – attended a couple of the super neighborhood meetings when the meetings were held. Sometimes reps from various districts spoke at the meetings addressing issues like flooding, streets, noise, etc. Meetings are fairly sparsely attended. Meetings are a good time to have face time with elected officials. Larry said Greg Travis, our district rep, is very good about responding if anyone sends him a question. During Harvey, Greg addressed the trash and sewage issue getting both problems cleared up. Larry said he wants Greg to come back and talk to either a board meeting or semi-annual meeting about the issues in District G.
  - f. ACC- Scott Summerville- any remodels need to go through the ACC. Scott asked anyone with remodeling plans to contact him. Scott mentioned that the speed bumps literally showed up one day and while the speed bumps are not what we may have ideally wanted, at least we have speed bumps.

- g. Social/Hospitality- Casey Koehler /Jessica Strehlow- April 27 is the date of a neighborhood Spring Flick featuring the movie "UP". The event will start at 7 pm if it is dark enough; if not the movie will start soon afterwards. Candy and drinks are provided by the neighborhood and BYOB is allowed.
  - h. Legal - Charlie Stoddard- Larry said our deed restrictions are not that stringent when it comes to dealing with homeowners who do not take care of their home and yard. The deed restrictions state that homeowners are to take care of their lawns, but there is nothing to back it up. Charlie is talking to our attorneys to see if we can add some "teeth" to our deed restrictions to keep our neighbors in line and to keep our neighborhood looking good.
5. Old Business -no old business
  6. New business - a homeowner asked about the homeless who are living in the easement between Dilston House (apartments) and the Valero corner gas station. This area is controlled by Harris County Flood Control District and we can't do anything about it because the property doesn't belong to us or to the City of Houston. There was a discussion about how to get board nominees more well known to the neighborhood. Several suggestions were made and perhaps these will be implemented in the next election. Election results: Peter Blomquist, Mary Spiller, Larry Stanton, Charlie Stoddard.
  7. General discussion -no general discussion
  8. The meeting adjourned at 8: 26 pm. A motion was made by Charlie Stoddard and seconded by Mike Holsey.

Respectfully submitted,

Kathy Johnson  
Secretary

## Briarbend Balance Sheet - As of 3/29/2019

Account	3/29/2019 Balance
<b>Bank Accounts</b>	
Capital One Money Mkt	76,057.62
Checking - Capital One	2,113.96
Frost Business Checking XX2743	42.26
Frost Checking XX1563	1,014.54
Frost Money Mkt XX0931	110,534.42
<b>TOTAL Bank Accounts</b>	<b>189,762.80</b>
<b>Asset Accounts</b>	
Accts Rec-City	7,398.00
Security Vehicle	9,500.00
<b>TOTAL Asset Accounts</b>	<b>16,898.00</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>200,513.48</b>

# Briarbend Income & Expense Statement - Q1 2019

1/1/2019 through 3/31/2019

4/2/2019

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Category	1/1/2019- 3/31/2019
<b>INCOME</b>	
2019 Dues	64,655.00
Fines	250.00
Interest	
Capital One Interest	18.75
Frost Bank Interest	407.80
TOTAL Interest	426.55
Refinance Fee	200.00
Transfer Fee	400.00
<b>TOTAL INCOME</b>	<b>65,931.55</b>
<b>EXPENSES</b>	
Occup, Rent, Utilities, Maintenance	
Briarbend Maintenance	
Auto Fuel	132.31
Auto Maintenance	7.00
TOTAL Briarbend Maintenance	139.31
Garbage Expense	8,520.00
Garbage Reimbursement	-2,466.00
TOTAL Occup, Rent, Utilities, Main...	6,193.31
Other Expense	
Bank Charge	21.90
COMMUNITY SPIRIT	
Christmas Light Contest	250.00
Spring Party	71.64
TOTAL COMMUNITY SPIRIT	321.64
Insurance	
Security Vehicle Insurance	2,590.00
TOTAL Insurance	2,590.00
Meeting Expense	910.80
TOTAL Other Expense	3,844.34
Printing, Publication, Postage, Shipping	
Election Expenses	69.91
TOTAL Printing, Publication, Posta...	69.91
Professional Fees, Independent Contr...	
Security	8,250.00
8000 Woodway	-216.00
Chamwood	-2,952.00
TOTAL Security	5,082.00
TOTAL Professional Fees, Indepen...	5,082.00
Salaries, other compensations	
Treasurer Fee	600.00
TOTAL Salaries, other compensati...	600.00
<b>TOTAL EXPENSES</b>	<b>15,789.56</b>
<b>OVERALL TOTAL</b>	<b>50,141.99</b>

## Budget To Actual - Q1 2019

1/1/2019 through 3/31/2019 Using 2019 Budget

4/2/2019

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Category	1/1/2019 Actual	- Budget	3/31/2019 Difference
<b>INCOME</b>	<b>65,931.55</b>	<b>67,681.94</b>	<b>-1,750.39</b>
2019 Dues	64,655.00	67,130.00	-2,475.00
Fines	250.00	252.00	-2.00
Interest	<b>426.55</b>	<b>75.00</b>	<b>351.55</b>
Capital One Interest	18.75	0.00	18.75
Frost Bank Interest	407.80	0.00	407.80
Refinance Fee	200.00	49.95	150.05
Transfer Fee	400.00	174.99	225.01
<b>EXPENSES</b>	<b>15,789.56</b>	<b>17,783.49</b>	<b>1,993.93</b>
Occup, Rent, Utilities, Maintenance	<b>6,193.31</b>	<b>6,534.00</b>	<b>340.69</b>
Briarbend Maintenance	<b>139.31</b>	<b>750.00</b>	<b>610.69</b>
Auto Fuel	132.31	249.99	117.68
Auto Maintenance	7.00	500.01	493.01
Garbage Expense	8,520.00	8,250.00	-270.00
Garbage Reimbursement	-2,466.00	-2,466.00	0.00
Other Expense	<b>3,844.34</b>	<b>3,701.98</b>	<b>-142.36</b>
Administrative Expenses	0.00	24.99	24.99
Bank Charge	<b>21.90</b>	<b>27.00</b>	<b>5.10</b>
Other Bank Charge	21.90	0.00	-21.90
COMMUNITY SPIRIT	<b>321.64</b>	<b>600.01</b>	<b>278.37</b>
Christmas Light Contest	250.00	250.00	0.00
New Neighbor Gifts	0.00	50.01	50.01
Spring Party	71.64	300.00	228.36
Insurance	<b>2,590.00</b>	<b>2,200.00</b>	<b>-390.00</b>
Security Vehicle Insurance	2,590.00	2,200.00	-390.00
Meeting Expense	910.80	800.00	-110.80
MISC	0.00	24.99	24.99
Website	0.00	24.99	24.99
Printing, Publication, Postage, Shipping	<b>69.91</b>	<b>129.50</b>	<b>59.59</b>
Election Expenses	69.91	100.00	30.09
Newsletter	0.00	25.00	25.00
Postage	0.00	4.50	4.50
Professional Fees	<b>0.00</b>	<b>125.01</b>	<b>125.01</b>
Professional Fees-Legal Fees	<b>0.00</b>	<b>125.01</b>	<b>125.01</b>
Professional Fees, Independent Contra...	<b>5,082.00</b>	<b>6,693.00</b>	<b>1,611.00</b>
Security	<b>5,082.00</b>	<b>6,693.00</b>	<b>1,611.00</b>
Salaries, other compensations	<b>600.00</b>	<b>600.00</b>	<b>0.00</b>
Treasurer Fee	600.00	600.00	0.00
<b>Net Difference:</b>	<b>50,141.99</b>	<b>49,898.45</b>	<b>243.54</b>

## Budget To Actual - 2019

1/1/2019 through 12/31/2019 Using 2019 Budget

4/2/2019

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Category	1/1/2019 Actual	- Budget	12/31/2019 Difference
<b>INCOME</b>	<b>65,931.55</b>	<b>69,330.00</b>	<b>-3,398.45</b>
2019 Dues	64,655.00	67,130.00	-2,475.00
Fines	250.00	1,000.00	-750.00
Interest	<b>426.55</b>	<b>300.00</b>	<b>126.55</b>
Capital One Interest	18.75	0.00	18.75
Frost Bank Interest	407.80	0.00	407.80
Refinance Fee	200.00	200.00	0.00
Transfer Fee	400.00	700.00	-300.00
<b>EXPENSES</b>	<b>15,789.56</b>	<b>68,266.00</b>	<b>52,476.44</b>
Occup, Rent, Utilities, Maintenance	<b>6,193.31</b>	<b>26,136.00</b>	<b>19,942.69</b>
Briarbend Maintenance	<b>139.31</b>	<b>3,000.00</b>	<b>2,860.69</b>
Auto Fuel	132.31	1,000.00	867.69
Auto Maintenance	7.00	2,000.00	1,993.00
Garbage Expense	8,520.00	33,000.00	24,480.00
Garbage Reimbursement	-2,466.00	-9,864.00	-7,398.00
Other Expense	<b>3,844.34</b>	<b>11,858.00</b>	<b>8,013.66</b>
Administrative Expenses	0.00	100.00	100.00
Bank Charge	<b>21.90</b>	<b>108.00</b>	<b>86.10</b>
Other Bank Charge	21.90	0.00	-21.90
COMMUNITY SPIRIT	<b>321.64</b>	<b>3,950.00</b>	<b>3,628.36</b>
Christmas Light Contest	250.00	250.00	0.00
Halloween Party	0.00	2,500.00	2,500.00
New Neighbor Gifts	0.00	200.00	200.00
Spring Party	71.64	1,000.00	928.36
Insurance	<b>2,590.00</b>	<b>4,400.00</b>	<b>1,810.00</b>
General Liability Insurance	0.00	2,200.00	2,200.00
Security Vehicle Insurance	2,590.00	2,200.00	-390.00
Meeting Expense	910.80	2,200.00	1,289.20
MISC	0.00	100.00	100.00
Mosquito Spray	0.00	900.00	900.00
Website	0.00	100.00	100.00
Printing, Publication, Postage, Shipping	<b>69.91</b>	<b>600.00</b>	<b>530.09</b>
Election Expenses	69.91	200.00	130.09
Newsletter	0.00	100.00	100.00
POST OFFICE BOX	0.00	182.00	182.00
Postage	0.00	118.00	118.00
Professional Fees	<b>0.00</b>	<b>500.00</b>	<b>500.00</b>
Professional Fees-Legal Fees	<b>0.00</b>	<b>500.00</b>	<b>500.00</b>
Professional Fees, Independent Contra...	<b>5,082.00</b>	<b>26,772.00</b>	<b>21,690.00</b>
Security	<b>5,082.00</b>	<b>26,772.00</b>	<b>21,690.00</b>
Salaries, other compensations	<b>600.00</b>	<b>2,400.00</b>	<b>1,800.00</b>
Treasurer Fee	600.00	2,400.00	1,800.00
<b>Net Difference:</b>	<b>50,141.99</b>	<b>1,064.00</b>	<b>49,077.99</b>