

# **BRIARBEND COMMUNITY IMPROVEMENT ASSOCIATION**

## **Monthly Homeowners Meeting**

**August 30, 2022**

Call to Order – Rene Garza called the meeting to order at 7:06 pm.

Board members present: Leigh Adkins, Katie Deal, Rene Garza, Steve Geis, Kathy Johnson, Jimmy Robert, Conor Shary, Braden Spalding, Molly Vandegrift

Board members absent: Peter Blomquist

Welcome Guest- no guests attended

Vice President Report – Jimmy Roberts

Annual Meeting Room, Date and Signs- looking at September 20, September 21, or October 11 at Molina's. Several budget items need to be presented and the October date gives us enough time to prepare the budget for the neighborhood. Jimmy will book with Molina's and put the signs out at each entrance to the neighborhood on the day of the meeting.

Directory Online- Jimmy looked at Go Gladly. The cost is less than \$300 yearly to use their services. The board is seriously considering using this service.

Secretary Report – Kathy Johnson

Approval of June Meeting Minutes- amend Braden's husband's name to Adam. Add a note to the treasurer's report: a proposal was made to use Zelle as a payment method for dues and other financial transactions. The proposal passed via an email vote on May 24. Motion to approve the amended minutes made by Jimmy; second by Braden. Minutes passed.

Treasurer Report – Leigh Adkins

Financials / Collections of Delinquent Accounts- all dues are paid! Transfer fees are higher than budgeted because of increased home sales. Flock camera – should receive a check for \$5,000 from Flock since we are only using one camera right now. Leigh is working on having a camera installed at the corner of Inwood and Woodway. Conor motioned to approve the financials. Steve seconded. Financials approved.

Sales Tax Refund; 2021 Audit- Leigh still needs to get with the state of Texas regarding the sales tax refund. 2021 audit – needs to be completed prior to the September semi-annual meeting.

2022 Budget-will present at the September or October semi-annual meeting

Communications / Website – Conor Shary

Email Blast Service-discussed above under Jimmy's report.

Architectural Control Committee – Steve Geis

Fence; Pool – a potential buyer inquired about putting a pool and a fence on the side of the yard of a corner. Steve told him the deed restrictions state certain set back rules for corner lots and pools are not allowed on the side of corner lots.

Legal – Peter Blomquist- unable to report, but he is waiting for an answer from our attorney regarding the house we feel is being used as an Air B&B.

Security – Katie Deal- received 68 security surveys. Many surveys had notes from homeowners telling her what they wanted in security. Most of the surveys want increased security and night patrols.

Night Patrols- Jimmy made a motion to take extra funds from the current 2022 budget and put it toward night patrols (11 pm- 6 am) through the end of the year and eliminate day patrols. Katie seconded motion. Motion passed.

The Briarbend park is on Mayor Turner’s list to get “cleaned up”- clean up the brush, repair the lights, and a few other items that are on the agenda. The playground equipment is not being replaced at this time.

Social / Hospitality – Braden Spalding- delivered 10 new homeowner gifts. Yard of the Month was on hold during the summer.

Halloween party – El Patio food truck is booked. Will book Beetlejuice, the DJ, again. Party time – 5-7 pm. Braden is open to any suggestions- she is thinking about adding a balloon sculptor.

Other Items:

Annual Meeting Agenda- Rene will send the agenda to the board prior to the meeting. Mano DeAyala- Mano is running for state representative to the Texas legislature. He asked Rene if he could speak at the semi-annual meeting. We agreed not to have him talk at the meeting, but he can come to the Halloween party.

The October meeting is moving to September 15 at 7931 Meadow Lake, Molly Vandegrift’s. Semi-annual meeting scheduled for October 11 at Molina’s. November meeting- November 8, 7914 Meadow Lake, Katie Deal

Meeting adjourned at 8:32. Molly motioned to adjourn. Braden seconded.

Respectfully submitted,  
Kathy K. Johnson

## Budget To Actual

1/1/2022 through 7/31/2022 Using 2022 Briarbend Budget

8/3/2022

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Category	1/1/2022 Actual	- Budget	7/31/2022 Difference
<b>INCOME</b>	<b>70,049.37</b>	<b>68,445.85</b>	<b>1,603.52</b>
2022 Dues	67,135.00	67,130.00	5.00
Fines	1,075.00	750.00	325.00
Interest	<b>189.37</b>	<b>70.00</b>	<b>119.37</b>
Refinance Fee	150.00	204.16	-54.16
Transfer Fee	1,500.00	291.69	1,208.31
<b>EXPENSES</b>	<b>41,914.22</b>	<b>45,581.18</b>	<b>3,666.96</b>
Occup, Rent, Utilities, Maintenance	<b>13,876.96</b>	<b>17,404.31</b>	<b>3,527.35</b>
Briarbend Maintenance	<b>677.01</b>	<b>1,575.00</b>	<b>897.99</b>
Auto Fuel	537.47	525.00	-12.47
Auto Maintenance	139.54	1,050.00	910.46
Garbage Expense	<b>18,953.95</b>	<b>21,583.31</b>	<b>2,629.36</b>
Other Garbage Expense	18,953.95	0.00	-18,953.95
Garbage Reimbursement	-5,754.00	-5,754.00	0.00
Other Expense	<b>3,465.50</b>	<b>4,204.62</b>	<b>739.12</b>
Administrative Expenses	0.00	58.31	58.31
Bank Charge	<b>57.70</b>	<b>63.00</b>	<b>5.30</b>
Online Banking	35.00	0.00	-35.00
Signature Verification Fee	<b>22.70</b>	<b>0.00</b>	<b>-22.70</b>
Item Fee	4.70	0.00	-4.70
Other Signature Verification Fee	18.00	0.00	-18.00
COMMUNITY SPIRIT	<b>661.81</b>	<b>1,116.69</b>	<b>454.88</b>
New Neighbor Gifts	0.00	116.69	116.69
Spring Party	661.81	1,000.00	338.19
Insurance	<b>1,480.00</b>	<b>1,600.00</b>	<b>120.00</b>
Security Vehicle Insurance	1,480.00	1,600.00	120.00
Meeting Expense	1,200.00	1,250.00	50.00
MISC	50.81	58.31	7.50
Website	15.18	58.31	43.13
Printing, Publication, Postage, Shipping	<b>159.38</b>	<b>160.50</b>	<b>1.12</b>
Certified Mail	12.99	0.00	-12.99
Directory	59.73	0.00	-59.73
Election Expenses	73.10	100.00	26.90
Newsletter	0.00	50.00	50.00
Postage	<b>0.00</b>	<b>10.50</b>	<b>10.50</b>
Other Printing, Publication, Postage, ...	13.56	0.00	-13.56
Professional Fees Independent Contra...	<b>23,012.38</b>	<b>22,411.75</b>	<b>-600.63</b>
Professional Fees	<b>0.00</b>	<b>291.69</b>	<b>291.69</b>
Professional Fees-Legal Fees	<b>0.00</b>	<b>291.69</b>	<b>291.69</b>
Security	<b>23,012.38</b>	<b>22,120.06</b>	<b>-892.32</b>
8000 Woodway	-743.68	-743.68	0.00
Charnwood	-8,196.69	-8,196.72	-0.03
Flock Safety	7,500.00	7,500.00	0.00
Security Patrol	24,048.00	23,560.46	-487.54
Other Security	404.75	0.00	-404.75
Salaries, other compensations	<b>1,400.00</b>	<b>1,400.00</b>	<b>0.00</b>
Treasurer Fee	1,400.00	1,400.00	0.00
<b>Net Difference:</b>	<b>28,135.15</b>	<b>22,864.67</b>	<b>5,270.48</b>

## Budget To Actual - 2022

1/1/2022 through 12/31/2022 Using 2022 Briarbend Budget

8/3/2022

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Category	1/1/2022 Actual	- Budget	12/31/2022 Difference
<b>INCOME</b>	<b>70,049.37</b>	<b>69,100.00</b>	<b>949.37</b>
2022 Dues	67,135.00	67,130.00	5.00
Fines	1,075.00	1,000.00	75.00
Interest	<b>189.37</b>	<b>120.00</b>	<b>69.37</b>
Refinance Fee	150.00	350.00	-200.00
Transfer Fee	1,500.00	500.00	1,000.00
<b>EXPENSES</b>	<b>41,914.22</b>	<b>76,557.00</b>	<b>34,642.78</b>
Occup, Rent, Utilities, Maintenance	<b>13,876.96</b>	<b>29,836.00</b>	<b>15,959.04</b>
Briarbend Maintenance	<b>677.01</b>	<b>2,700.00</b>	<b>2,022.99</b>
Auto Fuel	537.47	900.00	362.53
Auto Maintenance	139.54	1,800.00	1,660.46
Garbage Expense	<b>18,953.95</b>	<b>37,000.00</b>	<b>18,046.05</b>
Other Garbage Expense	18,953.95	0.00	-18,953.95
Garbage Reimbursement	-5,754.00	-9,864.00	-4,110.00
Other Expense	<b>3,465.50</b>	<b>10,558.00</b>	<b>7,092.50</b>
Administrative Expenses	0.00	100.00	100.00
Bank Charge	<b>57.70</b>	<b>108.00</b>	<b>50.30</b>
Online Banking	35.00	0.00	-35.00
Signature Verification Fee	<b>22.70</b>	<b>0.00</b>	<b>-22.70</b>
Item Fee	4.70	0.00	-4.70
Other Signature Verification Fee	18.00	0.00	-18.00
<b>COMMUNITY SPIRIT</b>	<b>661.81</b>	<b>3,950.00</b>	<b>3,288.19</b>
Christmas Light Contest	0.00	250.00	250.00
Halloween Party	0.00	2,500.00	2,500.00
New Neighbor Gifts	0.00	200.00	200.00
Spring Party	661.81	1,000.00	338.19
Insurance	<b>1,480.00</b>	<b>4,000.00</b>	<b>2,520.00</b>
General Liability Insurance	0.00	2,400.00	2,400.00
Security Vehicle Insurance	1,480.00	1,600.00	120.00
Meeting Expense	1,200.00	2,200.00	1,000.00
MISC	50.81	100.00	49.19
Website	15.18	100.00	84.82
Printing, Publication, Postage, Shipping	<b>159.38</b>	<b>700.00</b>	<b>540.62</b>
Certified Mail	12.99	0.00	-12.99
Directory	59.73	0.00	-59.73
Election Expenses	73.10	200.00	126.90
Newsletter	0.00	100.00	100.00
Postage	<b>0.00</b>	<b>400.00</b>	<b>400.00</b>
POST OFFICE BOX	0.00	284.00	284.00
Other Printing, Publication, Postage,...	13.56	0.00	-13.56
Professional Fees Independent Contra...	<b>23,012.38</b>	<b>33,063.00</b>	<b>10,050.62</b>
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>
Security	<b>23,012.38</b>	<b>32,563.00</b>	<b>9,550.62</b>
8000 Woodway	-743.68	-1,274.88	-531.20
Charwood	-8,196.69	-14,051.52	-5,854.83
Flock Safety	7,500.00	7,500.00	0.00
Security Patrol	24,048.00	40,389.40	16,341.40
Other Security	404.75	0.00	-404.75
Salaries, other compensations	<b>1,400.00</b>	<b>2,400.00</b>	<b>1,000.00</b>
Treasurer Fee	1,400.00	2,400.00	1,000.00
<b>Net Difference:</b>	<b>28,135.15</b>	<b>-7,457.00</b>	<b>35,592.15</b>

# Briarbend Income & Expense Statement

1/1/2022 through 7/31/2022

8/3/2022

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Category	1/1/2022- 7/31/2022
<b>INCOME</b>	
2022 Dues	67,135.00
Fines	1,075.00
Interest	
Capital One Interest	44.94
Frost Bank Interest	144.43
TOTAL Interest	189.37
Refinance Fee	150.00
Transfer Fee	1,500.00
<b>TOTAL INCOME</b>	<b>70,049.37</b>
<b>EXPENSES</b>	
Occup, Rent, Utilities, Maintenance	
Briarbend Maintenance	
Auto Fuel	537.47
Auto Maintenance	139.54
TOTAL Briarbend Maintenance	677.01
Garbage Expense	18,953.95
Garbage Reimbursement	-5,754.00
TOTAL Occup, Rent, Utilities, Main...	13,876.96
Other Expense	
Bank Charge	
Online Banking	35.00
Signature Verification Fee	18.00
Item Fee	4.70
TOTAL Signature Verification ...	22.70
TOTAL Bank Charge	57.70
COMMUNITY SPIRIT	
Spring Party	661.81
TOTAL COMMUNITY SPIRIT	661.81
Insurance	
Security Vehicle Insurance	1,480.00
TOTAL Insurance	1,480.00
Meeting Expense	1,200.00
MISC	50.81
Website	15.18
TOTAL Other Expense	3,465.50
Printing, Publication, Postage, Shipping	13.56
Certified Mail	12.99
Directory	59.73
Election Expenses	73.10
TOTAL Printing, Publication, Posta...	159.38
Professional Fees Independent Contr...	
Security	404.75
8000 Woodway	-743.68
Charnwood	-8,196.69
Flock Safety	7,500.00
Security Patrol	24,048.00
TOTAL Security	23,012.38
TOTAL Professional Fees Indepen...	23,012.38
Salaries, other compensations	
Treasurer Fee	1,400.00
TOTAL Salaries, other compensati...	1,400.00
<b>TOTAL EXPENSES</b>	<b>41,914.22</b>
<b>OVERALL TOTAL</b>	<b>28,135.15</b>

## Briarbend Balance Sheet - As of 7/31/2022

Account	7/31/2022 Balance
<b>Bank Accounts</b>	
Capital One Money Mkt	76,311.84
Checking - Capital One	2,113.96
Frost Business Checking XX2743	83.67
Frost Checking XX1563	1,204.79
Frost Money Mkt XX0931	112,510.85
<b>TOTAL Bank Accounts</b>	<b>192,225.11</b>
<b>Asset Accounts</b>	
Accts Rec-City	4,110.00
Security Vehicle	9,500.00
<b>TOTAL Asset Accounts</b>	<b>13,610.00</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>199,687.79</b>