

BRIARBEND COMMUNITY IMPROVEMENT ASSOCIATION

SEPTEMBER 15, 2022 MEETING MINUTES

7931 Meadow Lake

Call to Order — President Rene Garza called the meeting to order at 7:00 pm.

Board members present: Leigh Adkins, Peter Blomquist, Katie Deal, Jimmy Robert, Conor Shary, Molly Vandegrift

Board members absent: Steve Geis, Kathy Johnson, Braden Spalding
Welcome Guest: no guests attended

Vice President Report — Jimmy Robert

The semi-annual meeting is confirmed at Molina's on Tuesday, October 11 at 6:30 pm.

Secretary Report — Kathy was not in attendance; the meeting minutes from August were presented and approved. A motion to approve was made by Rene and second by Jimmy. The August minutes were approved.

Treasurer Report — Leigh Adkins

Financials— The budget to date at the end of August was \$5,219.28 under budget and I received a reimbursement check for \$5,000.00 (this month) from FlockSafety from the two cameras that were not installed. The additional \$10,000.00 cost the board agreed to spend on security from the July meeting will be covered with our current budget savings. Hopefully we can get approval for FlockSafety to install a camera at the West end of Charnwood. The second camera would cover all entrances into Briarbend. Rene mentioned that he spoke to a lady (Mrs. Buschor) in the townhomes at the Northwest corner of Stoneybrook and Woodway as a location for FlockSafety cameras (will require two cameras). After texting with Jeff Fondon (last week) additional security funds will only last a month.

Budget - Rene asked 'if we continue running security detail at the current increased level, how long will it take for our reserves to run out.' Lee answered 'about 6 weeks.' The board agreed to increase the budget to \$750.00. We mentioned 6 hours a night. Jimmy wanted to try and keep the deficit spending at \$15,000.00 per year. We all agreed that we had too much in reserves and should tap into the reserves to help pay for security.

Sales Tax Refund — Leigh needs to submit Texas Franchise Tax forms to the Secretary of State for years 2020 and 2021 along with necessary funds to get Briarbend back into good standing with the Secretary of State. This needs to be researched by Leigh; he will work on this before the November meeting.

2021 Audit was confirmed by Connor, everything was reviewed and there were no discrepancies.

Discussion about dues and security – if the board agrees to continue the increased security Jimmy feels we will have to increase dues and will most likely run a deficit in 2023.

Rene asked if the board is unanimous on increasing dues and the answer by all in attendance was yes.

Rene asked if we can operate in a deficit. Jimmy and Leigh agreed that we could run a deficit if the budget is approved.

The recommended dues will increase from \$490 annually to \$750 annually.

All in attendance agreed to the proposed dues increase.

Communications/Website — Conor Shary

No discussion

Architectural Control Committee- Steve Geis

Steve was not in attendance. Fence issue from last meeting is unknown

Legal—Peter Blomquist

Air B&B—The lawyer is working on necessary verbiage in order to amend the deed restrictions. We need a 2/3 vote of approval for the amendment to pass. Verbiage will require a minimum 30 day rental.

Homeowner on Stoney Brook has not responded to letters regarding abandoned car in driveway or cleaning up exterior of house. Peter and Rene will set up a time to go over to the homeowner's home and speak to him in person.

Security—Katie Deal

Crime report— Katie said all feed back from new patrol hours has been positive. She is now receiving daily reports from Jeff. Most issues are at Briarbend Park. 6 people have been run out of park since the new patrol hours started (less than a week ago) .

New patrol hours are 10:45 pm. – 6:00 am.

Lights on the squad car do not work. Leigh will check on this issue over the weekend.

Flock Cameras — Rene has spoken to the Sprengnether's re: installing a camera on their property at the end of Charnwood. They are trying to get in touch with someone on the Charnwood Homeowners Association for approval. Rene will reach out to Charles Peckham in Charnwood to see if we can make progress.

Social/Hospitality—Braden Spalding

Braden was not in attendance, however DJ Beetlejuice and El Patio food truck are confirmed. She is working on another more kid friendly attraction, such as a balloon artist.

Other business-

Estate Sale—Katie received an email from Tiffany Ruth, granddaughter of Barbara Murphy of 7806 Ella Lee asking to conduct an estate sale. Jimmy stated that the dates and times must be submitted for approval prior. Rene motions to approve the estate sale, Conor seconds motion. Motion passed.

Annual Meeting Agenda— 14 days prior to the meeting a letter will be sent to all homeowners with the following:

- 1) Deed restrictions for short term rentals
- 2) Increase in dues from \$490 annually to \$750 annually
- 3) 2023 Budget approval

Peter motioned for meeting to be adjourned, Conor seconds motion. Motion approved. Meeting adjourned 8:15pm.

Respectfully submitted,

Molly Vandegrift

Budget To Actual - 2022

Expected Year End 1/1/2022 through 12/31/2022 Using 2022 Briarbend Budget

Category	1/1/2022 Expected	- Budget	12/31/2022 Expeted Difference
Income	70,498.64	69,100.00	1,398.64
2022 Dues	67,135.00	67,130.00	5.00
Fines	1,075.00	1,000.00	75.00
Interest	588.64	120.00	468.64
Interest:Capital One Interest	76.17	0.00	76.17
Interest:Frost Bank Interest	512.47	0.00	512.47
Refinance Fee	200.00	350.00	-150.00
Transfer Fee	1,500.00	500.00	1,000.00
EXPENSES	77,906.82	76,557.00	-1,349.82
Occup, Rent, Utilities, Maintenance	24,855.13	29,836.00	4,980.87
Occup, Rent, Utilities, Maintenance:Briarbend Maintenance	2,065.18	2,700.00	634.82
Occup, Rent, Utilities, Maintenance:Briarbend Maintenance:Auto Fuel	1,615.64	900.00	-715.64
Occup, Rent, Utilities, Maintenance:Briarbend Maintenance:Auto Maintenance	449.54	1,800.00	1,350.46
Occup, Rent, Utilities, Maintenance:Garbage Expense	32,653.95	37,000.00	4,346.05
Other Garbage Expense	32,653.95	0.00	
Occup, Rent, Utilities, Maintenance:Garbage Reimbursement	-9,864.00	-9,864.00	0.00
Other Expense	10,810.50	10,558.00	-252.50
Other Expense:Administrative Expenses	0.00	100.00	100.00
Other Expense:Bank Charge	82.70	108.00	25.30
Other Expense:Bank Charge:Online Banking	60.00	0.00	-60.00
Other Expense:Bank Charge:Signature Verification Fee	22.70	0.00	-22.70
Other Expense:Bank Charge:Signature Verification Fee:Item Fee	4.70	0.00	-4.70
Other Signature Verification Fee	18.00	0.00	-18.00
Other Expense:COMMUNITY SPIRIT	4,363.81	3,950.00	-413.81
Other Expense:COMMUNITY SPIRIT:Christmas Light Contest	250.00	250.00	0.00
Other Expense:COMMUNITY SPIRIT:Halloween Party	3,403.38	2,500.00	-903.38
Other Expense:COMMUNITY SPIRIT:New Neighbor Gifts	48.62	200.00	151.38
Other Expense:COMMUNITY SPIRIT:Spring Party	661.81	1,000.00	338.19
Other Expense:Insurance	1,480.00	4,000.00	2,520.00
Other Expense:Insurance:General Liability Insurance	2,400.00	2,400.00	0.00
Other Expense:Insurance:Security Vehicle Insurance	1,480.00	1,600.00	120.00
Other Expense:Meeting Expense	2,418.00	2,200.00	-218.00
Other Expense:MISC	50.81	100.00	49.19
Other Expense:Website	15.18	100.00	84.82
Printing, Publication, Postage, Shipping	569.89	700.00	130.11
Printing, Publication, Postage, Shipping:Certified Mail	12.99	0.00	-12.99
Printing, Publication, Postage, Shipping:Directory	59.73	0.00	-59.73
Printing, Publication, Postage, Shipping:Election Expenses	73.10	200.00	126.90
Printing, Publication, Postage, Shipping:Newsletter	0.00	100.00	100.00
Printing, Publication, Postage, Shipping:Postage	0.00	400.00	400.00
Printing, Publication, Postage, Shipping:Postage:POST OFFICE BOX	312.00	284.00	-28.00
Other Printing, Publication, Postage, Shipping	112.07	0.00	-112.07
Professional Fees Independent Contractor	39,471.30	33,063.00	-6,408.30
Professional Fees Independent Contractor:Professional Fees	1,555.00	500.00	-1,055.00
Professional Fees Independent Contractor:Professional Fees:Professional Fees-Legal Fees	1,555.00	500.00	-1,055.00
Other Professional Fees-Legal Fees	1,555.00	0.00	-1,555.00
Professional Fees Independent Contractor:Security	37,916.30	32,563.00	-5,353.30
Professional Fees Independent Contractor:Security:8000 Woodway	-1,274.88	-1,274.88	0.00
Professional Fees Independent Contractor:Security:Charnwood	-18,735.57	-14,051.52	4,684.05
Professional Fees Independent Contractor:Security:Flock Safety	2,500.00	7,500.00	5,000.00
Professional Fees Independent Contractor:Security:Security Coordination	1,780.00	0.00	-1,780.00
Professional Fees Independent Contractor:Security:Security Patrol	53,242.00	40,389.40	-12,852.60
Other Security	404.75	0.00	-404.75
Salaries, other compensations	2,200.00	2,400.00	200.00
Salaries, other compensations:Treasurer Fee	2,200.00	2,400.00	200.00
Net Difference:	-7,408.18	-7,457.00	48.82