

Briarbend Board Meeting Tuesday November 11, 2025. 6pm-7.45pm

Attendees:

Eddie Parise, owner of King Property Management. Presentation given to all attendees.

Board members present: Jennifer Hunter, Mary Spilman, Malorie Callahan, Hailey Marino, Jonathan Kalkan, Alexandra Andrews, Marshall Holmes joined soon after the beginning of the meeting.

Others present: Hailey's husband Colton Marino, Jonathan Burks, Cassie Moore, Wood Rustay and Blake Kunetka.

Absent: Jerry Young

New Board Members: Jonathan Burks and Cassie Moore.

New Security team: George Buschardt, Matt Cochran and Blake Kunetka, led by board member Cassie Moore.

Malorie called the meeting to order at 6.06pm. Introduced Eddie Parise from King Property Management.

Presentation provided by Eddie Parise advising his was a family-owned business. Local presence. Full-service management company. Encouraged the board to operate as an Executive Committee. They do all financial, billing, organize meetings, security and budgets. Some legislative updates need to be done as Briarbend's is outdated by three years. He advised **it is illegal for a board member to be on the architectural committee**. They must be separate entity, such as our ACC. Briarbends Management Certificate is outdated and requires an update to be in ordinance.

Security. Visual security. There are 3 options.

1. A security vehicle with volunteers to drive HOA car around.
2. The shared patrol officer has a dedicated officer to your neighborhood that only leaves if there is a 911 call in another shared neighborhood. They will not respond to 911 calls from HPD (as ours does now).
3. You could get armed or unarmed HPD security. This would be a visual deterrent only, shared with other neighborhoods.

Eddie manages a shared patrol, servicing 4 communities, coordinated with a sergeant from HPD. They're armed and have the right to arrest and detain. The cost is about \$45 per hour. He serves several communities. Briarcroft pays about \$75,000 per year for security. We pay \$120,000 per year for security.

Flat monthly fee, ACC coverage

Garbage: He estimated Texas Pride to be around \$26 - \$29 per house. Jonathon did not disclose our costs.

King Property Management has an online directory for each neighborhood. Not all residents participate. There is a www.kpmtx.com website to check financial info and homeowners personal account information from King Property Management.

Briarcroft pays \$890 per home. Cannot raise assessments 2 years in a row.

Malori estimated for security we pay 6 hours a day. Briarcrofts security has a longer coverage time for less cost.

After Eddie left, Marshall asked everyone to introduce themselves. Name tags were also provided.

Security: who will be head of security until March? It was determined **Cassie Moore will be head of security** and Jonathan Burks will be VP. Blake Kunetka and Matt Cochrane will join the team. The security team will report to Cassie and she will be the point person for security. E-mails will go to her to disperse to her team for assistance.

Any disputes with officer hours and security must addressed with Terisita. **Action item:** Hailey to help Cassie with security updates to hand over duties. Must be done within the next to ten days.

Cassie to be in charge of scheduling team member hours and days of participation.

Police officers may be required to carry a firearm. As far as we're aware, we do not have a contract with the officers who patrol. Trey McCord is the president of Charnwood HOA and he is anxious to see security maintained. The board is unaware if there's a written or handshake deal with the security patrol as it was organized by Katie Deal. Blake and Cassie to investigate with Teresita and or Katie Deal.

Architecture: Hailey – 2 pending roof applications. She will relay to ACC.

Communications: Malori – Received a complaint that some dogs are not on leashes, pooping in yards and not picking up. She will send a communication to the neighborhood with a friendly reminder to pick up poop and keep dogs leashed.

Social/Hospitality: Jennifer - Halloween update. All vendors, preparations, follow-up with thank you notes to neighbors and vendors done by Jennifer. Requested help from any board members next year with set up and carrying heavy items for the venue.

Treasurer: Jonathon – submitted garbage costs. Proposal \$575 for fence line reimbursement, 7810 & 7811 Overbrook.

Motion to approve fence reimbursement approved by Marshall. Seconded by Malori.

Other items:

Wood Rustay lives on Locke Lane across the street from a vacant house with a lot of stray cats. There is a woman who drives in from Sugarland and feeds the feral cats at least twice a day. As she seems to have access to the house in some custodial form since the owners passed away she cannot be charged with trespassing. Working on a way to trap and neuter the cats without too much cost involved.

Action item: Marshall to follow up with Jerry to see if a motion was made to remove all the stray cats.

As there is no board meeting in December, we will reconvene next January.

Malori and Jennifer to ask Eddie a cost comparison of what we'd get for HOA coverage. Jennifer has contacted another property management company, Sterling Association Services, to also get a quote for property management.

Malori to update communications for monthly meetings, next one 2nd Tuesday in January. We don't meet in July and September as those are the Semiannual meetings held at Molinas. Malori to update our website with current board member names.

It is agreed the meetings will begin at 6.30pm instead of 6pm.

Motion to adjourn, Jonathan. Second, Malori