

## BRIARBEND COMMUNITY IMPROVEMENT ASSOCIATION

### Monthly Board Meeting Tuesday February 10, 2026

Call to Order: Jonathan Burks, Vice President , called the meeting to order at 6:35pm. Marshall Holmes, President was absent.

- Introduction of Board-Hailey Marino (absent) , Cassie Moore, Matt Cochran, Jennifer Hunter, Mary Spiller, Malori Callahan, Alexandria Andrews, Jerry Young, Jonathan Kalkan
- Reviewed last month's notes, Security Update, motion to approve the Minutes by Jonathan Burks and Cassie Moore.
- Matt Cochran- Security introduced our speaker, Police Chief Constable Mitch Hutter, Harris County Constable. This proposal would be to replace our current Security.
- Chief Hutter addressed the Security Issues in Briarbend, and offered the available services through the Constable's Program. Services are offered 5 days a week. The cost is \$99,500 for a full year starting in October 2026, and \$125,000 for a prorated year (\$125,000/number of months used). This includes the cost of the car, insurance, registration, gas, phone and the vehicle itself. ( The HOA is currently paying for costly maintenance and gas, and the car is nearing end of life). It is illegal for an HOA to own a marked Police Car per Chief Hutter. The liability of the officers currently falls on us. The Constable would provide 40 hour coverage / week patrol, but 24 hour dispatch coverage. Response time of 5 minutes for emergencies and 10 minutes for non emergencies. Dispatch will always answer a call. The HOA would have a 30 day "out" notice if we decide to cancel the contract. The HOA would have to pay for our own private security for the 2 days not covered, however, our current annual cost for security is approximately \$135,000 per year (this does not include depreciation on the vehicle) with the recent increase and we could pay for additional hours of private patrol for those nights and still not exceed our current spend, in addition to removing the liability that currently falls on the HOA.

Under the Constable program, there would always be back up from nearby areas. It would cost \$99,500 for full year of service (all-in). Coverage 10pm to 6am, or 11pm to 7am for 5 days a week. Reports are sent to Security contact on the Board monthly. Chief Hutter will come to our Semi-annual Meeting next month to answer any questions.

The Constable program differs from our current private security as this will be an on-duty police officer who is assigned to Briarbend as their full-time job. This officer will be able to issue citations and make arrests. The Constable dispatch is also separate than HPD, and mainly serves communities that are part of the Constable program. A Constable in the area will respond to our calls 24/7, whether or not the call is during paid/covered hours.

See attachment for cost comparison.

Treasurer Report: Jonathan Kalkan

- Review of Budget to Date: Due to time constraints, the Budget was not discussed.

Security Report- Cassie Moore

- It was suggested that a large metal and green sign be put at the neighborhood entrances that states “No Solicitations”. The Security Patrol Officers did receive their Christmas Bonuses. She has contacted the nearby apartment complexes concerning security issues. The Registration for our Security Patrol Vehicle is complete and up to date. Could we send out logs by Patrol Officers?
- Complaints about vacant home on Ella Lee, no upkeep. Many rodents around the house.
- Vacant home on Meadow Lake.
- The Registration for our Patrol Car has been updated. Insurance is paid and up to date.

Additional Discussion:

Jerry Young has a Trapper to take cats off of Locke Land for \$75/cat. After discussion of several ways to get the cats removed, it was agreed to hire the trapper.

The next Board Meeting will take place on March 3<sup>rd</sup>. Neighborhood Meeting will be on March 24<sup>th</sup> at Molinas. Nominations for next Board Election need to go out soon.

Jonathan Burks moved to Adjourn at 7:50pm. Jerry Young seconded. The meeting was adjourned, and an Executive Session followed.

Expense	HPD Cost	Constable Cost
Security Patrol	\$98,280	\$99,500
Auto Fuel	\$3,000	\$0
Auto Maintenance	\$5,000	\$0
Auto Insurance	\$2,750	\$0
<i>Hourly Fee Increase Estimate</i>	<i>\$10,000</i>	\$0
Security Supervision/Coordination	\$10,920	\$0
Security Phone	\$840	\$0
Security Christmas Bonus	\$2,740	\$2,740
Replacement Vehicle	TBD	\$0
Liability Insurance	TBD	\$0
<b>Total</b>	<b>133,530</b>	<b>102,240</b>
<b>Difference</b>		<b>31,290</b>

Comments on Constable service
Same officer, 40 hours a week Must be 5 consecutive days, with 8 consecutive hours This is their 9-5 job, not extra OT hours Provide patrol car, gas, phone, and auto insurance Dispatch service rather than direct line to officer no coordination fee Costs more predictable than HPD Contracts run Oct-Sept (100k), Prorated monthly (125k)

Neighborhood Breakdown		
	HPD Cost	Constable Cost
Briarbend Homes	137	
Charnwood Homes	82	
8000 Woodway Homes	6	
<b>Total Homes</b>	<b>225</b>	
Briarbend %	61%	
Charnwood %	36%	
8000 Woodway %	3%	
<b>Briarbend Total</b>	<b>\$ 81,305</b>	<b>\$ 62,253</b>
<b>Charnwood Total</b>	<b>\$ 48,664</b>	<b>\$ 37,261</b>
<b>8000 Woodway Total</b>	<b>\$ 3,561</b>	<b>\$ 2,726</b>