

## **Briarbend HOA Board Meeting Tuesday March 3, 2026 6:30pm**

The March Board Meeting took place at El Patio Restaurant. The meeting was called to order at 6:30pm by Jonathan Burks.

**Attendees:** Marshall Holmes (President), Jonathan Burks (Vice President), Mary Spiller (Secretary), Johathan Kalkan(Treasurer), Malori Callahan (Communications), Cassie Moore (Security), Jerry Young( Legal), Hailey Marino (Architecture).

Absent: Jennifer Hunter( Social), Alexandra Andrews (Co-Chair-Social)

**Guests:** Vicki Nicholson( Burgoyne), Blake Kunetka, Matt Cochran, Constable Chief Hutter, Dan Ransheimer (Charnwood- Security at Large), Stephanie Cruz (Briar Meadow Security Liaison). Katie Deal- past Board Member- Security.

Call to order: Jerry Young called the Meeting to order at 6:35pm. Review of last month's Minutes. Motion to approve the Minutes by Jonathan Kalkan, seconded by Malori Callahan.

Johnathan Burks, (VP) to finalize confirmation of acceptance of the 15-20 board nominations. Ballots will be ready by the middle of next week.

Haley- 7811 Piping Rock request for new pool, and shed. The pool was approved, the shed denied. A resident requests stricter rules for vacant lots in the by-laws and members agreed. This issue was further discussed during the legal discussion of the meeting.

Architecture- Approval of a pool, denial of a shed

Johathan Kalkan- 15 residents have not paid yearly dues. Follow up being done.

Security- Cassie Moore introduced Chief Hutter and Stephanie Cruz from Briar Meadow. Chief Hutter discussed squatters at the Wells Fargo Bank lot.

Two arrests have been made. Malori Callahan asked about 24- 7, 365 /year dispatch coverage, outside of contracted hours.

Constable Hutter said yes for that coverage, 24/7 dispatch is included even if we only have an officer for 40 hours/5 days a week. We can get Refrigerator magnets for this service.

Stephanie Cruz said that Briar Meadow has 24/7 coverage. Officers can come to special events. They had a brothel situation the was broken up, and cars stolen. They also had a situation with squatters The response with the Constable Service has been very good. They would like to share security in case of an emergency.

Katie Deal: stated our security patrol is manned by off duty Police Officers, 7 nights a week. Charnwood's Dan Ronsheimer stated that they were looking for increased Security. He inquired about the cost of constable contracts, officer liability and support for increased security in Charnwood. Katie Deal asked if the Constable Unit give reports of significant events? Our security contact takes care of Maintenance and car repairs, and make reports on all. We do not need liability insurance with the constable service. Ongoing issues discussed with the current private security program., lack of maintenance and expired registration.

Chief Hutter stated that if an Officer couldn't take a shift, they will get an emergency sub with the district unit, may call in a sub to share with Briar Meadow.

Jerry Young (Legal) stated that our Constitution and By-Laws need to be updated and approved. A description of the By Laws need whole neighborhood approval, addressing Paint, Color and Landscaping. Haley added roof height.

Malori- there have been complaints that our Security Officers don't answer the phone or return calls.

Jonathan, Marshall, and Dan from Charnwood could meet to discuss the needs of both of our neighborhoods.

Discussion ensued on the need for neighborhood and architecture committee input and the importance of addressing outdated covenants and restrictions. Concerns were raised about architectural restriction and the need for clear guidelines, as well as guidelines for maintenance on vacant houses.

The Meeting was adjourned at 7:35pm.

An Executive Session followed with Board Members only.

## Briarbend Private Security (HPD) and Constable Cost Comparison

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>	\$10,000	\$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>



# Harris County Constable Pct 5

## Beat Activity Report

From 2/1/2026 to 02/28/2026

Grand Total: 504

CAD #	Date	Time	Unit #	Location	Beat	Description	Report #	Disp
<b>SUSPICIOUS PERSON</b>			<b>Total: 15</b>					
<a href="#">20260484817</a>	02/08/2026	21:30:24	5N36	Redacted Briar meadow addresses	5056	SUSPICIOUS PERSON		ADV
<a href="#">20260485625</a>	02/08/2026	23:36:49	5N32		5056	SUSPICIOUS PERSON		INF
<a href="#">20260499498</a>	02/10/2026	03:45:38	5N27		5056	SUSPICIOUS PERSON		GOA
<a href="#">20260502319</a>	02/10/2026	08:47:59	5R10		5056	SUSPICIOUS PERSON		ADV
<a href="#">20260509509</a>	02/10/2026	17:58:38	5N25		5056	SUSPICIOUS PERSON		GOA
<a href="#">20260517002</a>	02/11/2026	08:48:42	5R10		5056	SUSPICIOUS PERSON		GOA
<a href="#">20260518042</a>	02/11/2026	10:07:19	5R30		5056	SUSPICIOUS PERSON		ADV
<a href="#">20260535231</a>	02/12/2026	13:53:41	5N29		5056	SUSPICIOUS PERSON		GOA
<a href="#">20260583483</a>	02/16/2026	17:38:48	5P24		5056	SUSPICIOUS PERSON		GOA
<a href="#">20260689119</a>	02/24/2026	10:38:41	5R10		5056	SUSPICIOUS PERSON		GOA
<a href="#">20260701836</a>	02/25/2026	07:14:00	5N29		5056	SUSPICIOUS PERSON		GOA
<a href="#">20260704710</a>	02/25/2026	10:24:51	5R10		5056	SUSPICIOUS PERSON		GOA
<a href="#">20260730972</a>	02/27/2026	03:32:52	5N37		5056	SUSPICIOUS PERSON		GOA
<a href="#">20260746216</a>	02/28/2026	09:05:34	5N29		5056	SUSPICIOUS PERSON		GOA
<a href="#">20260748727</a>	02/28/2026	14:30:59	5N36		5056	SUSPICIOUS PERSON		UTL
<b>VEHICLE SUSPICIOUS</b>			<b>Total: 4</b>					
<a href="#">20260450105</a>	02/05/2026	21:07:23	5N35		5056	VEHICLE SUSPICIOUS		GOA
<a href="#">20260474237</a>	02/07/2026	19:59:34	5N23		5056	VEHICLE SUSPICIOUS		INF
<a href="#">20260525831</a>	02/11/2026	20:58:41	5N23		5056	VEHICLE SUSPICIOUS		GOA
<a href="#">20260670629</a>	02/23/2026	04:16:01	5N37		5056	VEHICLE SUSPICIOUS		GOA
<b>TRAFFIC STOP</b>			<b>Total: 10</b>					
<a href="#">20260398317</a>	02/02/2026	07:16:48	5S43		5056	TRAFFIC STOP		CIT
<a href="#">20260490687</a>	02/09/2026	10:52:39	5R30		5056	TRAFFIC STOP		WAR
<a href="#">20260490942</a>	02/09/2026	11:12:46	5R30		5056	TRAFFIC STOP		WAR
<a href="#">20260518256</a>	02/11/2026	10:23:27	5R10		5056	TRAFFIC STOP		WAR
<b>DISTURBANCE LOUD NOISE</b>			<b>Total: 1</b>					
<a href="#">20260630657</a>	02/19/2026	21:29:27	5N31	790	5056	DISTURBANCE LOUD NOISE	INF	15
<b>ANIMAL HUMANE</b>			<b>Total: 1</b>					
<a href="#">20260725914</a>	02/26/2026	17:42:17	5D21	330	5056	ANIMAL HUMANE	ADV	
<b>ANIMAL AGGRESSIVE</b>			<b>Total: 1</b>					
<a href="#">20260496909</a>	02/09/2026	20:35:48	5N23	780	5056	ANIMAL AGGRESSIVE	INF	
<b>CIVIL PROC/SVC</b>			<b>Total: 1</b>					
<a href="#">20260440055</a>	02/05/2026	07:16:39	5W45	770	5056	CIVIL PROC/SVC	INF	
<b>SOLICITORS</b>			<b>Total: 1</b>					
<a href="#">20260580600</a>	02/16/2026	13:18:45	5R10	810	5056	SOLICITORS	ADV	
<b>MEET THE CITIZEN</b>			<b>Total: 8</b>					
<a href="#">20260461086</a>	02/06/2026	16:07:53	5D22	330	5056	MEET THE CITIZEN	INF	
<a href="#">20260473260</a>	02/07/2026	18:12:05	5N23	760	5056	MEET THE CITIZEN	ADV	
<a href="#">20260532815</a>	02/12/2026	10:40:24	5R30	770	5056	MEET THE CITIZEN	INF	
<a href="#">20260606940</a>	02/18/2026	09:56:53	5R10	780	5056	MEET THE CITIZEN	INF	
<a href="#">20260608997</a>	02/18/2026	12:17:21	5R10	780	5056	MEET THE CITIZEN	ADV	
<a href="#">20260673630</a>	02/23/2026	09:24:03	5R10	320	5056	MEET THE CITIZEN	INF	
<a href="#">20260724991</a>	02/26/2026	16:26:13	5D21	770	5056	MEET THE CITIZEN	ADV	
<a href="#">20260752578</a>	02/28/2026	21:17:27	5N35	760	5056	MEET THE CITIZEN	ADV	
<b>INFORMATION CALL</b>			<b>Total: 7</b>					
<a href="#">20260503227</a>	02/10/2026	09:47:36	5R10	320	5056	INFORMATION CALL	INF	
<a href="#">20260567504</a>	02/15/2026	09:57:26	5R10	320	5056	INFORMATION CALL	INF	
<a href="#">20260657972</a>	02/21/2026	23:26:45	5R30	310	5056	INFORMATION CALL	INF	
<a href="#">20260662036</a>	02/22/2026	10:03:41	5R10	320	5056	INFORMATION CALL	INF	
<a href="#">20260677903</a>	02/23/2026	14:48:24	5N36	770	5056	INFORMATION CALL	<a href="#">260200914</a>	REP
<a href="#">20260681267</a>	02/23/2026	19:58:58	5S55	770	5056	INFORMATION CALL		INF