

# Braeburn Glen Civic Club Association, Inc

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c/o Randall Management, 6200 Savoy, Suite 420, Houston, Texas 77036

## **Board of Directors Meeting Minutes August 17, 2021**

### **BOARD MEMBERS PRESENT**

David Hernandez, President  
Eliza Valencia 2<sup>nd</sup> Vice President  
Victor Cadena, Director  
Cindy Anderson, Director  
Mirna Perez, Director  
Jean Wrench, Director

### **ABSENT**

Linda Thompson, Vice president  
Anya Quan, 3<sup>rd</sup> Vice President  
Annette Ramirez, Director

### **CALL TO ORDER**

With a quorum of five (6) Board Members present, the Board Meeting was called to order by David Hernandez - President at 7:02 P.M in person at the civic center building and via Zoom. Victor Cadena Director and Mirna Perez Director joined via Zoom. Manual Barrera homeowner and other unidentified phone numbers were present via Zoom as listen only.

### **APPROVAL OF AGENDA**

A motion was made by **Victor Cadena, - Director** and seconded by **Eliza Valencia, - Director** and it was unanimously decided (voted) to accept the agenda as presented.

### **APPROVAL OF MINUTES**

A motion was made by **Eliza Valencia, - 2<sup>nd</sup> Vice President** and seconded by **Victor Cadena, - Director** and it was unanimously decided (voted) to adopt the July 2021 minutes as submitted.

**FINANCIAL REPORT** – **David Hernandez, - President** reviewed the July 31, 2021 financial report there was \$27,639 in the checking accounts and \$63,163 in the reserve account. The Association brought in \$1,456.51 The expenses for the month were \$8,084.24. There was \$1128.68 Cash flow for the month.

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## **UNFINISHED BUSINESS**

**Yard of the Month – CARRYOVER-** 8834 Shadow Crest was the new home selected for August Yard of the Month. Jean Wrench director briefed us on her plan to get homeowners more involved with the civic club by having the winner (homeowner) to select the next month's yard of the month winner in hopes of getting more volunteers for the civic club.

**Main Water Line Break to Civic Building- CARRYOVER - David Hernandez, President** briefed the board regarding the ongoing issue with the civic center building waterline damage. He explained that a city of Houston department seems to be positioning themselves for the typical plausible deniability stance they always take regarding situations like this. He reiterated that a city of Houston crew or contractor dug around the driveway and damaged the waterline to the building. He shared emails from the city of Houston and a 811 representative that outlines a timeline when the waterline was damaged and who was digging around that area. He sent an email with this information to Councilman Pollards chief of staff Paul Young asking him where do we go from here. He is fighting to get the city to do what is right thing and fix the damaged waterline and adjust our water bill.

**New Civic Center Sign- ON HOLD- David Hernandez-president** advised the board that the new civic center will need to be put on hold until we get the damaged waterline issue resolved with the City of Houston.

**Council District Service Funds (CDSF)- CLOSED -David Hernandez president** explained what he is submitting for new speed bumps for Valley View near traffic diverter and new street panel replacement in areas that are sunken and damaged and sidewalks on South Gessner adjacent to Braeburn Glen.

**Recruitment of New Board Members- CARRYOVER -David Hernandez president** asked each board member to find at least two new volunteers. He emphasized that he wants new blood for all positions.

**Parking on grass- ON HOLD- David Hernandez president** briefed us that he still wants to file the paperwork for no parking on grass but other time sensitive matters have taken precedence.

**Braeburn Glen Newsletter- COMPLETED- David Hernandez president** created, coordinated the printing and mailing out of our newsletter for all homeowners and residents of our subdivision mailed out at the end of July.

**Manual Barrera's Petition To Remove The Board- MATTER CLOSED-** In accordance with the Bylaws and your request, the Civic Club submitted a ballot to all owners in Braeburn Glen, by which owners voted on whether to hold a special meeting of the membership for the purpose of voting to remove the current Board of Directors and elect new Directors. After the deadline to return ballots passed, the votes were tallied. Fifty-seven (57) owners voted against holding a meeting to remove the board. Fifty-one (51) owners voted in favor of holding a meeting to remove the board. Therefore, the mail referendum did not pass, and **there will be no special meeting to vote on whether to remove the board.** August 13, 2021. The Board of Directors complied with the Bylaws in conducting this mail referendum and considers the matter closed.

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## **NEW BUSSINESS**

**New Texas 2021 HOA Laws-David Hernandez - President** advised us to read up on the new laws that take affect on September 1, 2021.

**Braeburn Glen Civic Club Building Contract- David Hernandez – President** briefed us that we lease the building from the City of Houston and since 2008, 2013 and 2018 three lease contracts were signed by past president the most recent signed by Manual Barrera. He explained that he would have challenged the new lease contract amount of \$8,750 a year (\$729.17 monthly) for five years and would have tried to negotiate for a better lease amount since we barely use the building. Because since the pandemic and since he has been president, we have used the building 4 times in the last 14 months. He said he would have argued we are a nonprofit organization (civic club) who's main purpose is for the betterment of our community and we will continue to maintain the building at no cost to the City of Houston like we have done since our subdivision existed.

**ACC Committee Violations- David Hernandez – President** briefed us that new provisions from the state of Texas which starts September 1, 2021 prohibits a person from serving on an ACC committee if the person is a current board member, a current board members spouse or if a person residing in a current board members household. If we do not find any homeowners to volunteer to do ACC Committee duties, then we will have to rely on Randal Management to conduct our ACC committee reviews. He asked everyone to keep an eye open for new construction. He said we need to maintain a precedent our we will get people building three story homes next to us. Which is not allowed based on our deed restriction.

**Deed Restriction Violations- David Hernandez – President** reiterated we are still enforcing deed restrictions and after speaking with some residents that received letters understood what we were trying to do and can see a big difference. He said he got a letter to and all he did was take care of the problem that was on the letter. He strongly said that our goal as a board is not to tell people what to do but to enforce our deed restrictions because to date the board has only done the basic enforcement of cleaning up the front of you home. We have not even started on the repair or painting violations in The Glen and is sympatric to our current situation. Also, Eliza Valencia 2<sup>nd</sup> vice president mentioned a property that has a fabrication business off Mahoning and Reamer that are constantly cutting/sawing materials all day long in their backyard and cars are parked all over the grass. Victor Cadena director has done a great job submitting this location to 311 and District J DRT. Also mentioned was a painting company off Reamer and Mahoning. The homeowner is using the converted garage for storing paint and toxic flammable materials in the rear building and backyard. Both locations have been reported to the City of Houston Attorneys office deed restriction violation office.

**ADJOURNMENT** With no other business to discuss, a motion was made by **David Hernandez, - President** and seconded by **Victor Cadena** and it was unanimously decided to adjourn the meeting at 7:55 p.m.

**Next Meeting – September 7, 2021**