

Braeburn Glen Civic Club

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

'Annual Meeting and Board Election Meeting November 16, 2021 Minutes

BOARD MEMBERS PRESENT

David Hernandez, President
Anya Quan, 3rd Vice President
Eliza Valencia, 2nd Vice President
Mirna Perez, Director
Jean Wrench, Director
Victor Cadena, Director
Annette Ramirez, Director

ABSENT

Linda Thompson, 1st Vice President
Cindy Anderson, Secretary

CALL TO ORDER

The meeting was called to order at 7:00 pm

APPROVAL OF AGENDA

A motion was made by Henry Quan and seconded by Cindy Starkey, and it was unanimously decided to accept the agenda as presented.

APPROVAL OF MINUTES

A motion was made by David Hernandez and unanimously decided by all membership in attendance to adopt the 2020 results of mailed ballots for 2021 Election due to no general meeting was held due to Corona Virus Pandemic. Results of 2021 election.

David Hernandez – President
Linda Thompson – 1st Vice President
Eliza Sifuentes – 2nd Vice President
Anya Quon – 3rd Vice President
Eric Johnson – Treasurer
Cindy Anderson – Secretary
Mirna Perez – Director
Annette Ramirez - Director

MANAGER'S REPORT

David Hernandez President reported after 6 months of research and negotiations waterline damaged at civic club building was repaired, driveway repaired and water billed paid by Centerpoint. Private security patrol for holidays will still continue to help enforce fireworks in the neighborhood, next holidays will be Christmas and New Year's. David Hernandez working with David Brizuela at District J's office to get the trees and brush cleaned up over the driveway and all around the Civic Club Building.

The president presented Short and Long Term Goals. **Short-Term Goals;** ensuring our heavy trash gets picked up. New Braeburn Glen 2022 Calendar which all membership in attendance voted they wanted the calendar again and complete yard of the month for 2021 in December.

Long Term Goals; David Hernandez working closely with District J office with upgrading Braeburn Glen Park and it was accepted by Mayor Turners 50/50 park initiative to be upgraded, David Hernandez submitted through District J office new sidewalks from Jason to Narin on Gessner adjacent to neighborhood and it was accepted, new sidewalks coming soon. Also, he submitted to District J office for new speed humps on Mahoning and Valley View and flood mitigation for Braeburn Glen Subdivision his number one priority.

President Presented Braeburn Glen YTD Treasures Report

\$2,650 Chase Checking
\$11,173 CIT Checking
\$63,166 Chase Savings
Total Assets - \$73,990 (see below for more details)

Open forum

Main concerns were; neighborhood too dark, loud music; trash pickup, crime. Foreclosure question came up from members in attendance; response from David Hernandez President: "We are not going after people's homes to foreclose on them as was presented and posted by Manuel Barrera." The present board is looking after everyone's investment as homeowners and we filed new amendments to protect all homeowners regarding new 2021 state laws concerning HOA's collections procedures. David Hernandez President asked for volunteers from all membership in attendance to aid in the workings of the community; no volunteers raised their hands. David Hernandez stated that is the main reason we looked into hiring a management company to assist with administrative and deed restriction enforcement due to lack of volunteers from the community. Those who spoke during the annual meeting especially the newly elected board members main concerns were the lighting in the neighborhood, "the neighborhood is too dark" and we need more security.

New Business

David Hernandez President asked the membership who brought up the issue with lack of lighting in our subdivision that he wanted to form a new committee to help address the lack of lighting concern's, he asks the new committee to research and map out the areas in need of more lighting to present their findings to the newly elected board.

Lighting Committee

Annette Ramirez; Jessica Ramirez, and Jose Morales

David Hernandez President ask the membership in attendance the board will need a new ACC committee to address Braeburn Glen Architectural Control Committee request due to new HOA Texas state laws that prohibits board members and their families from serving on the Architectural Control Committee.

Architectural Control Committee

Eliza Sifuentes, ~~Annette Ramirez~~, Lucy Castillo, Carlos Guevara, Colleen Collins (*Annette Ramirez cannot serve on this committee she is family member of a newly elected board member*)

Election of Board Members

Ballots were prepared and mailed to residents by Randall Management. Ballots were counted by the nominating committee in attendance Carol Elizondo and Sophia Zimmerman. Results as follows read by Sophia Zimmerman;

Announcement of 2022 Election Results:

President – Tina Martinez – 1 year term
1st Vice President – Jorge Salas – 1 year term
2nd Vice President – Ann Vincent – 1 year term (no voting rights)
3rd Vice President – Francisco Menivar – 1 year term (no voting rights)
Treasurer – Manuel Barrera – 1 year term
Secretary – Jessica Ramirez – 1 year term
Director - Sally Wickers — 3-year term
Director - Wilson Alveredo – 3-year term
Director - Maria Sarvia – 2-year term
Director – Donaldo Lozano – 2-year term
Director - Aldalberto Echegoyen – 1 year term
Director – Alexes Mendoza – 1 year term

ADJOURNMENT: With no other business to discuss, a motion was made by David Hernandez, and it was unanimously decided by all membership in attendance to adjourn at 8:40pm.

Braeburn Glen Civic Club Annual Meeting

November 16, 2021

David Hernandez - President



Preserve and Protect Property Values

Agenda

- I. **Official Call to Order – 7:00 p.m.**
- II. **Welcome and Introductions**
- III. **Adoption of the Agenda**
- IV. **Roll Call – Establish Quorum & Certification of Absentee Ballots**
- V. **2020 Annual Meeting**
- VI. **Officer Reports**
 - A. **President's Report**
State of the Association & Short & Long Term Goals
 - B. **Treasurer's Report**
Financial Charts & Graphs
- VII. **Election of Directors**
 - A. **Nominee Introductions** – Three (3) Minutes per Candidate
 - B. **Vote** - Select Candidates
 - C. **Tally Votes**
- VIII. **Unfinished Business**
- IX. **New Business**
 - Open Forum** – Each Owner is limited to Five (5) minutes each
- X. **Announcement of Election Results**
- XI. **Adjournment**



2020 Annual Meeting

- Unable To Hold Annual Meeting Due To Pandemic
- We Had No New Nominees
- Election Ballots
 - Mailed To All Homeowners Via US Postal Service
 - Returned by Homeowners Via US Postal Service
- 2021 Election Tally Results

David Hernandez – President

Linda Thompson – 1st Vice President

Eliza Sifuentes – 2nd Vice President

Anya Quon – 3rd Vice President

Eric Johnson – Treasurer

Cindy Anderson – Secretary

Mirna Perez – Director



Presidents Report

- State of the Association

- Security / Enforcement of Deed Restrictions
- Implemented Private Security For Holidays (New Years, Christmas and 4th of July)
- Work closely with Councilman Pollards Office (Flood Mitigation, Traffic Calming Devices)

- Short & Long Term Goals

Short Term

- Ensure Heavy Trash is Picked up
- New Braeburn Glen 2022 Calendar
- Yard of The Month

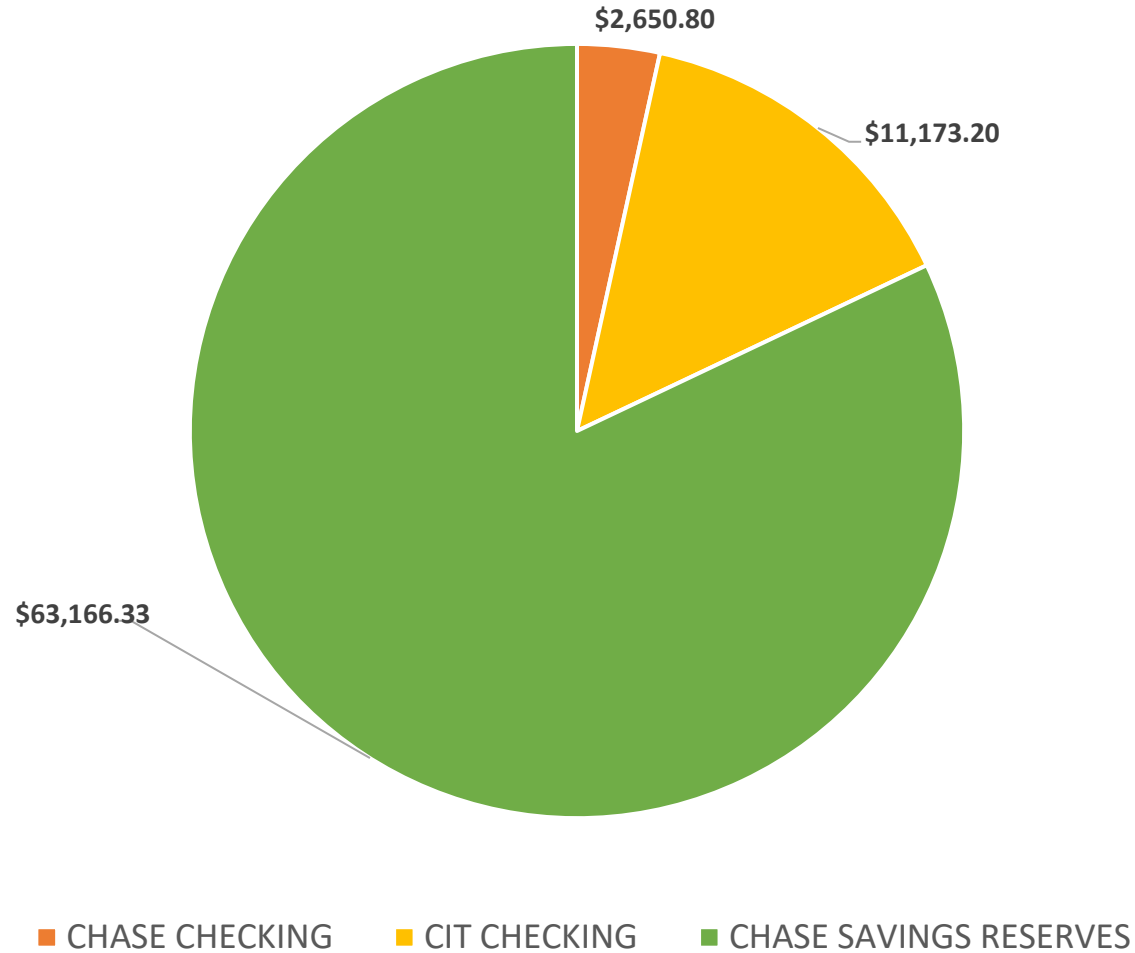
Long Term

- Flood Mitigation
- 50/50 Braeburn Park Upgrade
- New Sidewalks on Gessner
- New Speed Cushions



Treasurer's Report

BRAEBURN GLEN YTD 2021 ASSETS



TOTAL ASSETS
\$73,990.33



Treasurer's Report – January 1 - October 31 2021

BRAEBURN GLEN	Actual	Variance	Budget
INCOME			
	\$ 45,007.21	\$ 11,027.21	\$ 33,980.00
EXPENSES			
Administrative	\$ 28,820.03	\$ (5,430.03)	\$ 23,390.00
Utilities	\$ 884.17	\$ 85.83	\$ 970.00
Contracts-Patrol	\$ 7,083.54	\$ (1,553.54)	\$ 5,500.00
Maintenance	\$ 1,139.50	\$ 750.50	\$ 1,890.00
Insurance	\$ 392.75	\$ 3,407.25	\$ 3,800.00
Other expenses			
Property Taxes Deed	\$ 2,873.55	\$ (203.55)	\$ 2,670.00
Funding From Reserves	\$ -	\$ (4,290.00)	\$ (4,290.00)
TOTAL EXPENSES	\$ 41,193.54	\$ (7,213.54)	\$ 33,980.00
Current Year Net Income/Loss	\$ 3,813.67	\$ -	



Nominating Committee

- Carol Elizondo
- Barbara Burdick
- Sophi Zimmerman

Thank you!



Election Voting Rights

→ Voting Rights. Each lot owned by a member or members shall be allowed one (1) vote, which vote may be cast by the owner(s) of that lot as they amongst themselves determine, but in no event shall more than one (1) vote be cast with respect to any lot. When the owner of any lot consists of more than one (1) person or entity they shall designate one of their number to amend these covenants or vote at a meeting of the Braeburn Glen, Section One (1) or Braeburn Glen, Section Two (2) and the act of the member so designated may be relied upon as the vote of all owners of the lot.

→ Administration. The Civic Club shall have full power, authority, and standing to enforce all provisions of the Restrictions and the Bylaws of the Civic Club. The Civic Club shall act through a Board of Directors which shall manage the affairs of the Civic Club as further specified in the Bylaws of the Civic Club; however, every owner shall have a non-exclusive right and easement of enjoyment in and to any recreation facilities owned or leased by the Civic Club, subject to the following provisions:

- (a) the right of the Civic Club to charge reasonable admission and other fees for the use of any recreational facility;
- (b) the right of the Civic Club to permit non-owners to use the recreational facilities under the terms approved by the Board of Directors; and
- (c) the right of the Civic Club to suspend the voting rights and right to use of the recreational facilities by an owner or the owners delegate for any period during which any assessment owed by the owner to the Civic Club remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations relating to the recreational facilities.

Election of Directors

Nominee Introductions – Three (3) Minutes per Candidates

DAVID HERNANDEZ	PRESIDENT	TINA MARTINEZ
YVONNE OGADI	TREASURER	MANUEL BARRERA
JEAN WRENCH	SECRETARY	JESSICA RAMIREZ
VICTOR CADENA	1ST VICE PRESIDENT	JORGE SALAS
UNCONTESTED	2ND VICE PRESIDENT	ANN VINCENT
UNCONTESTED	3RD VICE PRESIDENT	WILSON ALVARDO
SALLY WICKERS	DIRECTOR	MARIA SARA VIA
DAVID MARTINEZ	DIRECTOR	DANALDO LOZANO
CINDY ANDERSON	DIRECTOR	FRANCISCO MENJIVAR
ANYA QUON	DIRECTOR	ADALBERTO ECHEGOYEN

Vote

- Nomination From The Floor
- Select Candidates

Tally Votes



Unfinished Business

- Water Line Damage Fixed and Paid By CenterPoint
- Water Bill Paid By CenterPoint
- Driveway Fixed and Paid By CenterPoint



New Business

Open Forum

- Each Owner is limited to three (3) minutes each
- When You Speak State Your Name and Where You Live
- One Person Speaks at a Time
- This is a Public Discussion Not a Debate
- Listen to and Respect Other Points of View

Attendee's May Not Engage In Obscene Gestures, Shouting, Profanity or Any Other Disruption



Announcement of 2022 Election Results

President

Tina Martinez – 1 Year Term

First Vice President

Jorge Salas – 1 Year Term

Secretary

Jessica Ramirez – 1 Year Term

Treasurer

Manuel Barrera – 1 Year Term

Second Vice President

Ann Vincent – 1 Year Term

Third Vice President

Francisco Menivar – 1 Year Term

Directors

Sally Wickers – 3 Year Term

Wilson Alveredo – 3 Year Term

Maria Saravia -- 2 Year Term

Donaldo Lozano – 2 Year Term

Aldalberto Echegoyen – 1 Year Term

Alexez Jennings-Mendoza – 1 Year Term



Adjournment

Thank You

David Hernandez
President

Welcome New Board Members!

