

January 11, 2023
Braeburn Glen Civic Club Board of Directors Meeting
Starting time 7 pm
9505 Braeburn Glen Blvd – Civic Club building

Manuel (Manny) Barrera- **President** -Ann Vincent – **2nd Vice President**

Francisco Menjivar – **3rd Vice President** - Jessica Ramirez – **Secretary**

Directors - Sally Wickers – Esua Cruz – Donaldo Lozano – Rhyme Monenah – Alexes Mendoza

Eliza Sifuentes

Call to order

Establish quorum -

Adoption of agenda –

2023 Budget

Hiring of lawyer(s) to file against people who continually violate deed restrictions, such as loud music, excessive garage sales, etc.

Hire lawyer(s) to pursue legal action against people that owe in excess of one thousand dollars in assessments.

Ask the community to vote on whether to keep the Civic Club Building Lease.

Ask the community to vote on going back to voluntary assessments.

Create Architectural Committee

Create Deed Restriction Committee

Survey(s) architectural guidelines

Approval of minutes

The September board meeting was called to order a few minutes passed 7 pm.

Members present were Manuel Barrera, Ann Vincent, Jessica Ramirez, Esua Cruz, Rhyme Monenah

The board approved applying to the City of Houston’s “No Parking on Yard Ordinance” by a 4 approving and one no vote

Financial Report

Old Business

The only thing that has not been done is the filing of the Management Certificate with the Texas Real Estate Commission. They refused to accept our updated Management Certificate in effect leaving Randall Management as managing our subdivision. The result has been that when someone sells their house, Randall does the paperwork and keeps the fees.

A lawyer has been hired to help us retrieve documents that were not returned to the civic club.

New business

The assessments should go out by the end of the month, probably sooner. The president had to manually enter all the data as Randall did not provide the information in a manner that could be transferred to Excel. Have ordered 1,000 self-sealing envelopes with the Civic Club’s return address, have also ordered a stamp printer “Invoice” to be stamped on the envelopes. Will buy labels, stamps, and black toner cartridge, the printer does not belong to civic club. The cost per color print is approximately ten cents per page. There will also be ballots going out next year for numerous things, including new guidelines for our community. The by-laws required that the community must approve any changes. After the purchase of the above the only cost should be stamps for mailing, paper, and depending on the number of mailers envelopes.

Look into online payment to Civic Club – assessments – did not have time to look into online payment.

The Texas Real Estate Board refusal to accept our self management has caused to lose about \$2,000 that has gone to the management company. Come January, we will try again.

Randall to end of year	BGCC	Total
\$ 19,842.56	\$ 25,275.47	\$ 45,118.03

\$2,000 to police store front
Mosquito spraying about \$2,600
New floor at Civic Club Building \$5,000
Two community events \$1,500
Clean up nuisance they left at Civic Club site \$500

Plumbing repair left over from last year \$400

Approximately \$2,000 of the expenses were from the previous year that were left unpaid