

January 11, 2023 Agenda - [January 2023 Agenda](#) posted on 12/26/2022 - updated 12/28/2022

Main items;

- 1)2023 Budget
- 2)Hiring of lawyer(s) to file against people who continually violate deed restrictions, such as loud music, excessive garage sales, etc.
- 3) Hire lawyer(s) to pursue legal action against people that owe in excess of one thousand dollars in assessments.
- 4) Ask the community to vote on whether to keep the Civic Club Building Lease.
- 5) Ask the community to vote on going back to voluntary assessments.
- 6) Create Architectural Committee
- 7) Create Deed Restriction Committee
- 8) Work on new architectural guidelines, survey(s).

The Architectural Committee and Deed Restriction Committee would be free standing consisting of members not on the Board.

Proposed Budget for 2023 – 12.20.2022

Deed Restrictions/Legal	\$ 2,000.00
Insurance	\$ 5,000.00
website	\$ 300.00
Utilities	\$ 1,200.00
Landscaping	\$ 2,600.00
Invoices/Notices	\$ 1,200.00
Police	\$ 2,000.00
Newsletters	\$ 1,100.00
Events	\$ 1,000.00
Mosquito Spraying	\$ 1,800.00
Misc	\$ 1,000.00
TOTAL	\$ 19,200.00
Speed Cushions/Reserve	\$ 30,000.00
Anticipated Income	\$ 20,000.00

How much did the 2021 Board cost the community?

The 2021 Board knowing that the Randall Contract needed to be canceled in advance and that it would automatically renew, chose not to cancel. That decision cost the community over \$15,000.

There was an email to Randall Management by the 2021 president, David Hernandez, that they should be careful as Manuel Barrera would stab them in the back. I guess he meant we would cancel the contract at the end of the year. He was correct. Unfortunately, the contract David Hernandez signed gave the management company the right to decide if they could be fired, before the end of the contract year.

Below is what we had to pay because of the decision that the 2021 board made not to cancel the management contract.

The first cost is money that would have come to the community, but the 2021 board gave the management company the right to keep the money made when houses sold in our community.

Previous Board costs

Closing	\$ 1,250.00
Audit	\$ 75.00
copies	\$ 165.60
legal	\$ 381.50
legal Randall	\$ 385.00
Management	\$ 11,200.00
office Misc	\$ 1,488.97
postage	\$ 175.83
Deed Enforcement	\$ 482.18
TOTAL COST BBCC	\$ 15,604.08

Proposed Budget for 2023 - 12.20.2022

Deed Restrictions/Legal	\$ 2,000.00
Insurance	\$ 5,000.00
website	\$ 300.00
Utilities	\$ 1,200.00
Landscaping	\$ 2,600.00
Invoices/Notices	\$ 1,200.00
Police	\$ 2,000.00
Newsletters	\$ 1,100.00
Events	\$ 1,000.00
Mosquito Spraying	\$ 1,800.00
Misc	\$ 1,000.00
TOTAL	\$ 19,200.00

Speed Cushions/Reserve \$ 30,000.00

Anticipated Income \$ 20,000.00

To save on Utilities, we will turn all power off until the date of a meeting. That has already been done.

While the board could make the decision as to whether to keep the lease on the civic club building, we will ask the community to vote on it.

We will probably ask the community to vote on whether to keep mandatory fees or to go back to voluntary payments. That will require approval from 50% plus one homeowner.



HEAVY TRASH REMOVAL

Register today to have your heavy trash and tree waste
picked up from your home.

Saturday, January 14, 2023
7 am - 3 pm

Register:

Or Call:

832-427-9235



Registration ends Jan. 6, 2023



RMSOccurrenceDate	NIBRSDescription	StreetName
10/28/2022	All other offenses	BRAEBURN GLEN
10/7/2022	Intimidation	SANGAMON

Chase [November 2022_Redacted](#)

Heavy Trash - December 12

Junk and Tree Debris

Remember that it is a city code violation to place heavy trash out early.

The Friday before collection is the earliest that the heavy trash can be placed.

[Source](#)

GARBAGE, RUBBISH, AND TRASH

It is the owner/occupant's responsibility to keep the property free from any garbage, trash or rubbish. Junk, trash, litter and rubbish cannot be deposited or allowed to accumulate on the lot or street. **It is a violation to place heavy trash or any oversized items on the curb line prior to the Friday before the scheduled collection date.**

Fines:

1st Offense: \$50 – \$1,000

2nd Offense: \$100 – \$1,500

3rd Offense: \$200 – \$2,000

[Source](#)