

MINUTES

April 12, 2023

Braeburn Glen Civic Club Board of Directors Meeting

Starting time 7 pm

9505 Braeburn Glen Blvd – Civic Club building

With five members present the following agenda was adopted and approved by the following board members:

Manuel Barrera, Eliza Sifuentes, Esua Cruz, Rhyme Monenah, Alexes Mendoza, and Josue Garcia, who was replaced Francisco Menjivar.

The first order of business was the approval of Josue Garcia as a new board member.

Call to order

Establish quorum -

Adoption of agenda –

Agenda for April 12, 2023 Board meeting

Approved - 1) Appointment of new director to replace Francisco Menjivar – new appointee Josue Garcia

Approved – Josue Garcia and Rhyme Monenah abstained - 2) Vote to NOT renew civic club lease – per votes of community

Approved -3) Vote to pay property tax on Mahoning Property and maintain the lot.

a) If approved, start maintaining property and look into fencing the property.

b) Get liability insurance for the property.

Use the reserve for speed cushions that was approved for fencing.

Fencing will consist of wrought iron on the two street sides with chain link on back side and south side.

Approved - 4) Approve the following guidelines

Adoption of survey on architectural guide lines

The community voted for the following:

Should we get permission from the Civic Club to paint our houses – No
Should we get permission on what colors to paint our houses-Yes
Should we get permission from the Civic Club to replace the roof – No
Should we get permission from the Civic Club to replace our fence – No
Should we get permission from the Civic Club to fix our houses – No
Should the Braeburn Glen Civic Club allow carports Yes
Should the Braeburn Glen Civic Club allow garages to be enclosed-Yes

Adoption of perimeter fencing

Allow people to fence their front yard up to the city easement. **The fence must be wrought iron fencing and may be up to six feet high.**

Adoption of color chart – [Sherwin-Williams Braeburn Glen Approved Colors](#)
Houses that do not adhere to the paint chart will be grandfathered in.

Approved - 5) Approve the following guidelines

1) Overgrown weeds, shrubs, grass, and vegetation are fire and safety hazards. The property owner/occupant is responsible for maintaining weeds and grass at 9 inches or less and brush and shrubbery at 7 feet or less.

2) A property owner/occupant may not accumulate lumber, boxes, barrels or similar materials that may be used as a harborage for rats. Control of rat infestations is the responsibility of the occupant/owner.

Remove garbage, rubbish, lumber, barrels or other materials that may be used to harbor rats or other rodents.

3) Remove garbage, rubbish, lumber, barrels or other materials that may be used to harbor rats or other rodents.

4) A junk motor vehicle is any vehicle, visible from a public place or public right-of-way, that is:

- - wrecked, dismantled, discarded, or
 - is inoperable and remains inoperable for a continuous period of more than 30 days on private property, and
 - displays an expired license plate or does not display a license plate.

5) Any such vehicle must be screened by completely enclosing the vehicle in a building. **Car covers, tarps, bamboo shades and other types of materials are not acceptable screening.**

6) Property owners must not store materials out in the open. These materials include dead trees, tires, refuse, glass, building materials, appliances, inoperable boats, and junk vehicles. Junk, trash, litter and rubbish cannot be deposited or allowed to accumulate on a lot. This includes junked auto parts, appliances, furniture, building materials, tires, discarded paper, tree trimmings, cardboard, plastics, fallen tree limbs and other offensive or objectionable materials.

Remove any rubbish or garbage from the boat or trailer. Elevate the boat or trailer at least 6 inches from the lot surface. The boat must be stored so that water cannot accumulate in the boat. If the boat is on a trailer, the trailer must be operable.

7) BROKEN FENCES AND OTHER STRUCTURES

It is the property owner/occupant's responsibility to keep all fences and accessory structures, including detached garages and sheds, in structurally sound condition and in good repair. Viewed from the public street.

The above guidelines were emailed to the community, no other suggestions were made other than to bring back what was there before by one person.

Approved the Minutes for January Meeting

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

Members present were Manuel Barrera, Ann Vincent, Alexes Mendoza, Esua Cruz, Rhyme Monenah, Sally Wickers, Donaldo Lozano

The following was approved

- 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.
- 6) Create Architectural Committee
- 7) Create Deed Restriction Committee
- 8) Survey(s) architectural guidelines

The following was NOT approved

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

Financial Report

OLD BUSINESS

Have been contacting attorneys for collection

No volunteers were found for the Architectural Committee or the Deed Restriction Committee

IRS income taxes have been filed

The report to the Secretary of State has been filed

NEW BUSINESS

Discussed cameras on streets.