

Braesmont Civic Club

Minutes

March 1, 2018

7- 8:45

Type of Meeting: Annual Open Meeting

1. Meeting called to order by Kay Swint (President)
2. Minutes of the November 9, 2017 meeting were presented and approved.
3. The Treasurer's report was presented by Trish Figueroa and approved
  - 3.1. In 2017 we took \$3,640 in dues and spent \$8,141.38. \$2,500 of the expenditures was a retainer to our law firm, Hoover-Slovacek.
  - 3.2. Our current assets as of Feb 27, 2018 are \$21,290.42 with zero liabilities.
4. The current officers were nominated by the nominating committee to serve another term without any nominations from the floor. The officers, elected by a unanimous vote on a written ballot for 2018 are:
  - 4.1. President> Kay Swint
  - 4.2. V. President> Cyndy Sax
  - 4.3. Treasurer> Trish Figueroa
  - 4.4. Secretary> Harold Eaton
5. Kay Swint made a presentation about Greater Meyerland Super Neighborhood 31
  - 5.1. Braesmont Civic Club belongs to SN 31. The other neighborhoods in SN 31 are Barkley Circle(132), Barkley Square(204), Maplewood(524), Maplewood S/N(1384), Marilyn Estates(436), MeyerCrest(33), Meyerland(2307), ShadowCrest(22). The SNs work together in the Super Neighborhood Alliance (SNA).
  - 5.2. SN31 was chartered by the city in July 2017 to connect with the many neighborhoods in the city. By organizing and working together neighborhoods share knowledge and resources and work together with public officials towards solutions to issues like flooding, public safety, capital improvements, city and county planning and regulations.
  - 5.3. SN31 meets 4th Monday at 7pm at JCC.
  - 5.4. 7 of the 9 SN31 neighborhoods have mandatory dues and a Patrol contract with the Harris County Constable.
6. Trish Figueroa & Michelle-Ann Small presented an Area Real Estate Update
  - 6.1. Area real estate in the Braesmont area is taking longer to sell (91 days vs 75 days) after Harvey, but selling at higher prices \$404K vs \$364K.
  - 6.2. Non-remodeled, never-flooded homes are pricing close to homes that only flooded during Harvey
7. Braesmont.org web site has been re-launched by Robert Cope. Check it out for BCC Deed Restrictions, Amendments and other Safety Patrol Initiative information.
8. Safety Patrol Initiative update presented by Harold Eaton. Some of the common questions we get from residents in regard to the Deed Restriction Amendment approval are:
  - 8.1. Q>Instead of contributing to a Patrol Service for the community, I could spend the \$300 on security for my own home. Why would I contribute to neighborhood security?
    - 8.1.1. A>The neighborhood group supported by the all members of the neighborhood can afford services that a single member cannot. If you have spent money on a security system, the constable service will enhance the effectiveness of that security system by improving the response time to alarms.
  - 8.2. Q>What are the checks and balances on the Property Owners' Association (POA)?

- 8.2.1. A1>The POA would be constituted and empowered by the members, and each lot owner would be a member.
- 8.2.2. A2>The POA would be run by a board elected from the members. Elections occur annually.
- 8.2.3. A3>The POA bylaws would be developed by a committee of 10 members and the elected board.
- 8.2.4. Changes to deed restrictions cannot be made by the POA without a vote by a majority of the members.
- 8.3. Q>How were the yearly Assessment values determined? (\$250/Patrol & \$50/Annual (Operating & Administrative))
  - 8.3.1. A1>If we sign a contract, we must be able to pay.
  - 8.3.2. A2>Based on the experience of other neighborhoods nearby, we estimated that 80% of the 400 homes would pay without legal efforts. The original contract cost \$76K. Then 76K divided by 320 homes equals \$240. We rounded to \$250.
  - 8.3.3. A3>We were also told to expect a 3% increase in Patrol costs every 3 years. The \$250 assessment will cover the new contract cost of \$79K.
  - 8.3.4. A4>The \$50 administration cost will replace the \$40 voluntary BCC dues and cover billing and collections, legal fees, mailings, signage, supplies and miscellaneous fees.
- 8.4. Q>Why is there a 10% cap on annual assessment increases if we only expect the contract cost to increase 3% every 3 years?
  - 8.4.1. A>We were advised by our lawyers that this was common in Deed Restrictions for mandatory assessments in order to allow us to respond to unknown contingencies. The history of other neighborhoods nearby is a 3% cost increase every 3 years. The first year is the most difficult to predict since we do not know what our collection rate will be.
- 9. Other feedback from the Audience
  - 9.1. Members asked to see POA bylaws now so as to know what to expect.
    - 9.1.1. POA bylaws were not created because we will not need them if the amendments to the deed restrictions do not pass. We wanted to avoid legal fees that might not be required. However, the amendments to the deed restrictions do define the purpose and scope of the POA and also stipulate that the additional deed restriction changes can only be made by a majority vote of homeowners. However, due to group interest, we will obtain a sample copy of bylaws and begin working on the provisions consistent with our amendment. We will ask for participation on a bylaws committee that includes non-officer members.
  - 9.2. We had about 50 attendees who were mostly in support of the Deed Restriction Amendment which would:
    - 9.2.1. Required mandatory annual assessments totalling \$300/year would be required to hire and administer a Patrol Service.
    - 9.2.2. A Property Owners Association (POA) would be required to administer the Patrol Service.
    - 9.2.3. Change the Deed Restriction voting from one vote/owner to one vote/lot.

Submitted by Harold Eaton, Secretary